

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 HOPBUSH AVENUE SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 CORREA WAY SUNBURY VIC 3429	\$1,391,000	13-Mar-26
7 KOOKABURRA CLOSE SUNBURY VIC 3429	\$1,461,000	30-Jun-26
1 THE VILLAGE GREEN SUNBURY VIC 3429	\$1,360,000	31-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 September 2026



4 CORREA WAY SUNBURY VIC 3429

4 2 2

Sold Price

\$1,391,000

Sold Date

13-Mar-26

Distance

0.21km



7 KOOKABURRA CLOSE SUNBURY VIC 3429

5 2 -

Sold Price

\$1,461,000

Sold Date

30-Jun-26

Distance

1.89km



1 THE VILLAGE GREEN SUNBURY VIC 3429

4 2 4

Sold Price

\$1,360,000

Sold Date

31-Mar-26

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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