

## 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

77 MITCHELLS LANE SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2025

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 29 KINGSLEY DRIVE SUNBURY VIC 3429 | \$712,500 | 02-Dec-25 |
| 12 ADAMS COURT SUNBURY VIC 3429    | \$760,000 | 24-Feb-26 |
| 1 KINGSLEY DRIVE SUNBURY VIC 3429  | \$708,000 | 14-Apr-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: 28 May 2026

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**29 KINGSLEY DRIVE SUNBURY VIC 3429**

Sold Price

**\$712,500**

Sold Date

**02-Dec-25**

3 2 1

Distance

**0.34km**



**12 ADAMS COURT SUNBURY VIC 3429**

Sold Price

**\$760,000**

Sold Date

**24-Feb-26**

3 2 4

Distance

**0.41km**



**1 KINGSLEY DRIVE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date

**14-Apr-26**

4 2 2

Distance

**0.03km**



**15 GREGORY COURT SUNBURY VIC 3429**

Sold Price

**\$702,000**

Sold Date

**10-Nov-25**

3 1 2

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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