

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 ST ANDREWS COURT 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 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

3 ST ANDREWS COURT SUNBURY VIC 3429	\$642,666	06-Jun-25
55 CARNOUSTIE DRIVE SUNBURY VIC 3429	\$730,000	12-Nov-25
3 BIRKDALE COURT SUNBURY VIC 3429	\$700,000	16-Aug-25

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 August 2026



3 ST ANDREWS COURT SUNBURY VIC 3429

3 1 2

Sold Price

\$642,666

Sold Date

06-Jun-25

Distance

0.02km



55 CARNOUSTIE DRIVE SUNBURY VIC 3429

4 2 2

Sold Price

\$730,000

Sold Date

12-Nov-25

Distance

0.11km



3 BIRKDALE COURT SUNBURY VIC 3429

4 2 3

Sold Price

\$700,000

Sold Date

16-Aug-25

Distance

0.17km



73 CARNOUSTIE DRIVE SUNBURY VIC 3429

3 1 2

Sold Price

\$624,000

Sold Date

29-Apr-25

Distance

0.2km



3 TROON COURT SUNBURY VIC 3429

4 2 4

Sold Price

\$740,000

Sold Date

28-Nov-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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