

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

3/74-76 LIGAR STREET 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

6/40 AITKEN STREET SUNBURY VIC 3429	\$780,000	10-Nov-25
18 JACKSON STREET SUNBURY VIC 3429	\$749,000	12-May-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: 04 May 2026

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**6/40 AITKEN STREET SUNBURY
VIC 3429**

3 2 2

Sold Price **\$780,000** Sold Date **10-Nov-25**

Distance **1.45km**



**18 JACKSON STREET SUNBURY
VIC 3429**

3 2 2

Sold Price **\$749,000** Sold Date **12-May-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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