

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 BIRKDALE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 2025

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

9 PEBBLE BEACH COURT SUNBURY VIC 3429	\$700,000	21-Mar-24
93 MUIRFIELD DRIVE SUNBURY VIC 3429	\$668,000	08-Apr-25
26 SORBONNE DRIVE SUNBURY VIC 3429	\$715,000	26-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: 28 July 2025



9 PEBBLE BEACH COURT SUNBURY VIC 3429

4 2 3

Sold Price **\$700,000** Sold Date **21-Mar-24**

Distance **0.44km**



93 MUIRFIELD DRIVE SUNBURY VIC 3429

4 2 2

Sold Price **\$668,000** Sold Date **08-Apr-25**

Distance **0.44km**



26 SORBONNE DRIVE SUNBURY VIC 3429

4 2 2

Sold Price ^{RS} **\$715,000** Sold Date **26-May-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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