

## 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

234 GAP ROAD 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

\$595,000

&

\$635,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 22 MARJORIE AVENUE SUNBURY VIC 3429 | \$620,000 | 17-Feb-26 |
| 196 GAP ROAD SUNBURY VIC 3429       | \$622,500 | 18-Jan-26 |
| 28 LINDSAY AVENUE SUNBURY VIC 3429  | \$600,000 | 16-Dec-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: 15 May 2026

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**22 MARJORIE AVENUE SUNBURY  
VIC 3429**

3 1 1

Sold Price

**\$620,000**

Sold Date

**17-Feb-26**

Distance

**0.45km**



**196 GAP ROAD SUNBURY VIC 3429**

3 1 4

Sold Price

**\$622,500**

Sold Date

**18-Jan-26**

Distance

**0.31km**



**28 LINDSAY AVENUE SUNBURY  
VIC 3429**

3 1 2

Sold Price

**\$600,000**

Sold Date

**16-Dec-25**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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