

## 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

10 MARTENS COURT SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2024

to

31 Jul 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 4 MARTENS COURT SUNBURY VIC 3429 | \$675,000 | 19-Mar-25 |
| 77 MELBA AVENUE SUNBURY VIC 3429 | \$707,000 | 17-Jul-25 |
| 4 DYSON DRIVE SUNBURY VIC 3429   | \$715,000 | 16-Jul-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: 26 August 2025



## 4 MARTENS COURT SUNBURY VIC 3429

Sold Price

**\$675,000**

Sold Date

**19-Mar-25**



4



2



2

Distance

**0.05km**



## 77 MELBA AVENUE SUNBURY VIC 3429

Sold Price

**\$707,000**

Sold Date

**17-Jul-25**



3



2



2

Distance

**0.09km**



## 4 DYSON DRIVE SUNBURY VIC 3429

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date

**16-Jul-25**



3



2



1

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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