

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 KEYSTONE DRIVE 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

\$697,500

&

\$765,000

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

5 MECHANICAL ROAD SUNBURY VIC 3429	\$765,000	30-Jun-25
10 BUSTER STREET SUNBURY VIC 3429	\$720,000	09-Jul-25
21 MACARA STREET SUNBURY VIC 3429	\$755,000	19-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: 21 August 2025



5 MECHANICAL ROAD SUNBURY VIC 3429

Sold Price

^{RS}

\$765,000

Sold Date

30-Jun-25



4



2



-

Distance

0km



10 BUSTER STREET SUNBURY VIC 3429

Sold Price

\$720,000

Sold Date

09-Jul-25



4



2



2

Distance

0.82km



21 MACARA STREET SUNBURY VIC 3429

Sold Price

^{RS}

\$755,000

Sold Date

19-Aug-25



4



2



2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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