

## 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

27 CANTERBURY AVENUE 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 TWIN CREEK COURT SUNBURY VIC 3429 | \$1,200,000 | 26-Nov-24 |
| 17 MAYFIN COURT SUNBURY VIC 3429     | \$1,255,000 | 18-Mar-25 |
| 16 GARDANNE COURT SUNBURY VIC 3429   | \$1,095,000 | 11-Dec-24 |

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: 22 May 2025



## 22 TWIN CREEK COURT SUNBURY VIC 3429

Sold Price

**\$1,200,000**

Sold Date

**26-Nov-24**



3



2



2

Distance

**0.16km**



## 17 MAYFIN COURT SUNBURY VIC 3429

Sold Price

<sup>RS</sup>

**\$1,255,000**

Sold Date

**18-Mar-25**



4



2



-

Distance

**0.86km**



## 16 GARDANNE COURT SUNBURY VIC 3429

Sold Price

**\$1,095,000**

Sold Date

**11-Dec-24**



4



2



2

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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