

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

4 Argyle Place, Sunbury Vic 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$850,000

Median sale price

Median price \$690,000

Property Type House

Suburb Sunbury

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 six 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
1	10 Denman Ct SUNBURY 3429	\$852,000	01/10/2025
2	299 Elizabeth Dr SUNBURY 3429	\$820,000	22/08/2025
3	62 Pasley St SUNBURY 3429	\$850,000	07/05/2025

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 six months.~~

This Statement of Information was prepared on:

05/11/2025 09:05



5 3 3

Property Type: House (Res)
Land Size: 859 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2025: \$690,000

Comparable Properties



10 Denman Ct SUNBURY 3429 (REI)

Agent Comments

4 2 2

Price: \$852,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 908 sqm approx



299 Elizabeth Dr SUNBURY 3429 (REI)

Agent Comments

5 2 6

Price: \$820,000
Method: Private Sale
Date: 22/08/2025
Property Type: House
Land Size: 859 sqm approx



62 Pasley St SUNBURY 3429 (REI/VG)

Agent Comments

5 2 2

Price: \$850,000
Method: Private Sale
Date: 07/05/2025
Property Type: House
Land Size: 1016 sqm approx