

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

44 REDSTONE HILL ROAD 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$356,500

Property type

Land

Suburb

Sunbury

Period-from

01 Jun 2025

to

31 May 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

27 BOOBOOK DRIVE SUNBURY VIC 3429	\$420,000	09-Apr-26
50 ARGANT LOOP SUNBURY VIC 3429	\$408,000	13-Apr-26
23 EAGLEHAWK STREET SUNBURY VIC 3429	\$405,000	24-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: 02 June 2026



PROPERTY GROUP

Corinne Parker

M 0491 685 591

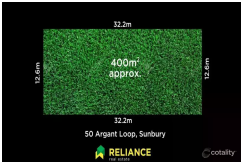
E cparker@thecreekre.com.au



27 BOOBOOK DRIVE SUNBURY VIC Sold Price **\$420,000** Sold Date **09-Apr-26**
3429

- - -

Distance **0.1km**



50 ARGANT LOOP SUNBURY VIC Sold Price ^{RS} **\$408,000** Sold Date **13-Apr-26**
3429

- - -

Distance **1.34km**



23 EAGLEHAWK STREET SUNBURY Sold Price **\$405,000** Sold Date **24-Dec-25**
VIC 3429

4 2 -

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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