

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

82-84 BARKLY STREET 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

\$960,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

Other

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

3 ROSEBERRY AVENUE SUNBURY VIC 3429	\$1,015,000	14-Feb-25
61 MAIDEN DRIVE SUNBURY VIC 3429	\$1,025,000	06-May-26
5 LIGHTWOOD DRIVE SUNBURY VIC 3429	\$1,025,000	29-May-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: 30 June 2026



3 ROSEBERRY AVENUE SUNBURY VIC 3429

Sold Price **\$1,015,000** Sold Date **14-Feb-25**

4 2 3

Distance **1.71km**



61 MAIDEN DRIVE SUNBURY VIC 3429

Sold Price **\$1,025,000** Sold Date **06-May-26**

4 2 2

Distance **2.32km**



5 LIGHTWOOD DRIVE SUNBURY VIC 3429

Sold Price

Sold Date **29-May-25**

4 2 2

Distance **2.06km**

RS = Recent sale **UN** = Undisclosed Sale

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