

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

1 CARNOUSTIE 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

\$639,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

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

7 MONTEREY COURT SUNBURY VIC 3429	\$622,000	09-May-25
16 CARNOUSTIE DRIVE SUNBURY VIC 3429	\$640,000	24-Dec-25
31 CARNOUSTIE DRIVE SUNBURY VIC 3429	\$675,000	19-Jun-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: 29 June 2026



**7 MONTEREY COURT SUNBURY
VIC 3429**

 3  1  4

Sold Price

\$622,000

Sold Date **09-May-25**

Distance

0.14km



**16 CARNOUSTIE DRIVE SUNBURY
VIC 3429**

 3  2  2

Sold Price

\$640,000

Sold Date **24-Dec-25**

Distance

0.15km



**31 CARNOUSTIE DRIVE SUNBURY
VIC 3429**

 3  2  2

Sold Price

\$675,000

Sold Date **19-Jun-25**

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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