

## 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

15 ORCHARDVIEW GROVE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2025

to

31 Mar 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

9 ORCHARDVIEW GROVE SUNBURY VIC 3429	\$865,000	17-Nov-25
16 MUSCAT COURT SUNBURY VIC 3429	\$880,000	24-Nov-25
4 SHIRAZ COURT SUNBURY VIC 3429	\$860,000	07-Nov-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: 17 April 2026



**9 ORCHARDVIEW GROVE  
 SUNBURY VIC 3429**

4 2 2

Sold Price **\$865,000** Sold Date **17-Nov-25**

Distance **0.06km**



**16 MUSCAT COURT SUNBURY VIC  
 3429**

4 2 2

Sold Price **\$880,000** Sold Date **24-Nov-25**

Distance **0.33km**



**4 SHIRAZ COURT SUNBURY VIC  
 3429**

4 2 6

Sold Price **\$860,000** Sold Date **07-Nov-25**

Distance **0.53km**

RS = Recent sale      UN = Undisclosed Sale

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