

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

21 MIGHTY 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2025

to

31 Jan 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

41 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$855,000	01-Dec-25
76 MONTEGO BOULEVARD SUNBURY VIC 3429	\$830,000	09-Dec-25
39 SUNNY STREET SUNBURY VIC 3429	\$840,000	02-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: 19 February 2026



41 LOLLIPOP CRESCENT SUNBURY VIC 3429

Sold Price

\$855,000

Sold Date

01-Dec-25



4



3



2

Distance

0.54km



76 MONTEGO BOULEVARD SUNBURY VIC 3429

Sold Price

\$830,000

Sold Date

09-Dec-25



3



3



-

Distance

0.22km



39 SUNNY STREET SUNBURY VIC 3429

Sold Price

\$840,000

Sold Date

02-Dec-25



4



2



2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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