

## 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

6 FRIESIAN DRIVE 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

\$950,000

&

\$1,045,000

### 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

5 MADISONS AVENUE DIGGERS REST VIC 3427	1030000	11-Mar-26
5 NORAH STREET SUNBURY VIC 3429	980000	23-Feb-26

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: 08 April 2026

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**5 MADISONS AVENUE DIGGERS  
 REST VIC 3427**

4 2 3

Sold Price

<sup>RS</sup> **1030000**

Sold Date

**11-Mar-26**

Distance

**1.93km**



**5 NORAH STREET SUNBURY VIC  
 3429**

4 2 3

Sold Price

<sup>RS</sup> **980000**

Sold Date

**23-Feb-26**

Distance

**0.47km**

RS = Recent sale      UN = Undisclosed Sale

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