

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 113 - Ember Loop, Sunbury, 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 330,000

or range between

&

Median sale price

Median price	\$ 370,000	Property type	Vacant Land	Suburb	Sunbury
Period - From	1/07/2025	to	30/09/2025	Source	Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 421 - Cressuda Street, Sunbury, 3429	\$ 335,900	7/07/2025
2 Lot 2124 - Boobook Drive, Sunbury, 3429	\$ 343,900	24/05/2025
3 Lot 2144 - Akin Road, Sunbury, 3429	\$ 371,900	3/10/2025

This Statement of Information was prepared on:

18 Nov 2025