

## 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](http://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