

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 1809 - Scholar Avenue, Sunbury, 3429
--

Indicative selling price

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

Single price \$ 454,900 or range between &

Median sale price

Median price \$ 412,900 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 1664 - Tomahawk Drive, Sunbury, 3429	\$ 454,900	28/09/2025
2 Lot 1663 - Tomahawk Drive, Sunbury, 3429	\$ 439,900	11/10/2025
3 Lot 1609 - Tomahawk Drive, Sunbury, 3429	\$ 435,900	12/09/2025

This Statement of Information was prepared on: 30 Jan 2026