

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 2125 - Boobook Drive, Sunbury, 3429

Indicative selling price

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

Single price \$ 509,900

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 2 - Fiat Way, Sunbury, 3429	\$ 515,000	1/12/2025
2 Lot 6 - Alexander Court, Sunbury, 3429	\$ 487,000	7/08/2025
3 Lot 1801 - Feast Road, Sunbury, 3429	\$ 470,000	10/09/2025

This Statement of Information was prepared on:

02 Dec 2025