

# 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 519 - 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 \$ 387,900 or range between &

### Median sale price

Median price \$ 426,000 Property type Vacant Land Suburb Sunbury

Period - From 1/10/2025 to 31/12/2025 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 1139 - Tatarian Road, Sunbury, 3429	\$ 390,000	15/08/2025
2 Lot 1601 - Redstone Hill Road, Sunbury, 3429	\$ 384,900	26/08/2025
3 Lot 1656 - Tomahawk Drive, Sunbury, 3429	\$ 379,900	3/11/2025

This Statement of Information was prepared on: 11 Feb 2026