

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 GRAND RIDGE WAY SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

63 SAXONWOOD DRIVE SUNBURY VIC 3429	\$850,000	30-Sep-25
18 POSSUM TAIL RUN SUNBURY VIC 3429	\$850,000	04-Jun-26
14 BUNDANOON AVENUE SUNBURY VIC 3429	\$840,000	02-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 September 2026


**63 SAXONWOOD DRIVE SUNBURY
VIC 3429**

4 2 2

Sold Price

\$850,000

Sold Date

30-Sep-25

Distance

0.21km
**18 POSSUM TAIL RUN SUNBURY
VIC 3429**

3 2 2

Sold Price

Sold Date

04-Jun-26

Distance

0.29km
**14 BUNDANOON AVENUE
SUNBURY VIC 3429**

5 3 2

Sold Price

\$840,000

Sold Date

02-Mar-26

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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