

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

11 POLLARD PLACE 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

or range
between

\$775,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Sunbury

Period-from

01 May 2025

to

30 Apr 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

20 LISTER CRESCENT SUNBURY VIC 3429	\$810,000	07-Mar-26
12 BRUCE COURT SUNBURY VIC 3429	\$810,000	04-Mar-26
19 DUNROSSIL DRIVE SUNBURY VIC 3429	\$815,000	31-Jan-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: 06 May 2026



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**20 LISTER CRESCENT SUNBURY
VIC 3429**

3 2 4

Sold Price

^{RS}

\$810,000

Sold Date

07-Mar-26

Distance

1.79km



**12 BRUCE COURT SUNBURY VIC
3429**

3 2 2

Sold Price

Sold Date

04-Mar-26

Distance

1.23km



**19 DUNROSSIL DRIVE SUNBURY
VIC 3429**

3 2 2

Sold Price

\$815,000

Sold Date

31-Jan-26

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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