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	10/14 OUTLOOK 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~~		or range between	$490,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Sep 2024	to	31 Aug 2025	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
5/37-39 BARKLY STREET SUNBURY VIC 3429	510000	06-Jun-25
48/14 OUTLOOK WAY SUNBURY VIC 3429	490000	07-Aug-25
2/188 OSHANASSY STREET SUNBURY VIC 3429	510000	22-May-25

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: 11 September 2025

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5/37-39 BARKLY STREET SUNBURY VIC 3429

2 1 1

Sold Price **510000** Sold Date **06-Jun-25**

Distance **1.46km**



48/14 OUTLOOK WAY SUNBURY VIC 3429

3 2 1

Sold Price **490000** Sold Date **07-Aug-25**

Distance **-**



2/188 OSHANASSY STREET SUNBURY VIC 3429

2 1 1

Sold Price RS **510000** Sold Date **22-May-25**

Distance **1.6km**

RS = Recent sale **UN** = Undisclosed Sale

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