

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

7 JUWEL ROAD 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2025

to

30 Jun 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

5 JUWEL ROAD SUNBURY VIC 3429	\$830,000	23-Mar-26
4 ALDEN STREET SUNBURY VIC 3429	\$820,000	20-Jan-26
17 MOLETTE ROAD SUNBURY VIC 3429	\$825,000	19-Jun-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: 14 July 2026



**5 JUWEL ROAD SUNBURY VIC
3429**

 4  2  2

Sold Price **\$830,000** Sold Date **23-Mar-26**

Distance **0.03km**



**4 ALDEN STREET SUNBURY VIC
3429**

 4  3  2

Sold Price **\$820,000** Sold Date **20-Jan-26**

Distance **0.17km**



**17 MOLETTE ROAD SUNBURY VIC
3429**

 4  2  2

Sold Price ^{RS} **\$825,000** Sold Date **19-Jun-26**

Distance **0.9km**

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

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