

## 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

116 YELLOW GUM BOULEVARD SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$1,040,000

&

\$1,140,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 8 LIGHTWOOD DRIVE SUNBURY VIC 3429 | \$1,131,000 | 15-Aug-26 |
| 3 ACACIA COURT SUNBURY VIC 3429    | \$1,070,000 | 27-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: 17 August 2026



**8 LIGHTWOOD DRIVE SUNBURY  
VIC 3429**

 5  2  2

Sold Price

<sup>RS</sup>

**\$1,131,000**

Sold Date

**15-Aug-26**

Distance

**0.09km**



**3 ACACIA COURT SUNBURY VIC  
3429**

 4  3  4

Sold Price

**\$1,070,000**

Sold Date

**27-Mar-26**

Distance

**0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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