

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 IRAMOO WALK 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 \$680,000 & \$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Sunbury
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
4 GOSHAWK ROAD SUNBURY VIC 3429	\$650,000	30-Apr-25
10 GOSHAWK ROAD SUNBURY VIC 3429	\$703,000	19-May-25
5 GOSHAWK ROAD SUNBURY VIC 3429	\$687,000	10-Jun-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 February 2026



4 GOSHAWK ROAD SUNBURY VIC 3429 Sold Price **\$650,000** Sold Date **30-Apr-25**

 4  2  -

Distance **0.08km**



10 GOSHAWK ROAD SUNBURY VIC 3429 Sold Price **\$703,000** Sold Date **19-May-25**

 4  2  2

Distance **0.12km**



5 GOSHAWK ROAD SUNBURY VIC 3429 Sold Price **\$687,000** Sold Date **10-Jun-25**

 4  2  2

Distance **0.12km**



12 GOSHAWK ROAD SUNBURY VIC 3429 Sold Price **\$600,000** Sold Date **24-Feb-25**

 4  2  2

Distance **0.13km**



12 SACRED DRIVE SUNBURY VIC 3429 Sold Price **\$935,000** Sold Date **28-Mar-25**

 4  3  2

Distance **0.14km**

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

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