

## 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

11/7 PENGELLY COURT SUNSHINE VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$245,000

&

\$265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jul 2024

to

30 Jun 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

107/117 DURHAM ROAD SUNSHINE VIC 3020	\$262,500	26-Jun-25
2/26 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$230,000	14-Mar-25
12/437 BALLARAT ROAD SUNSHINE VIC 3020	\$220,000	12-Dec-24

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: 22 July 2025



**107/117 DURHAM ROAD SUNSHINE  
VIC 3020**

Sold Price

<sup>RS</sup>

**\$262,500**

Sold Date

**26-Jun-25**



1



1



1

Distance

**0.91km**



**2/26 HAMPSHIRE ROAD SUNSHINE  
VIC 3020**

Sold Price

**\$230,000**

Sold Date

**14-Mar-25**



1



1



1

Distance

**1.41km**



**12/437 BALLARAT ROAD  
SUNSHINE VIC 3020**

Sold Price

**\$220,000**

Sold Date

**12-Dec-24**



1



1



1

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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