

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

11 BARNARD COURT SUNSHINE VIC 3020

Address  
Including suburb and postcode

### 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  or range Price & between  \$800,000  \$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$790,000 Property type  House Suburb  Sunshine  
Period-from  01 Oct 2024 to  30 Sep 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
4 LORENZ STREET SUNSHINE VIC 3020	\$800,000	29/10/2025
36 MONASH STREET SUNSHINE VIC 3020	\$850,000	18/10/2025
55 COUCH STREET SUNSHINE VIC 3020	\$875,000	05/10/2025

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: 07 2025

RS = Recent sale

UN = Undisclosed Sale

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