

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

16/437 BALLARAT ROAD SUNSHINE VIC 3020

Indicative selling price

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

Single Price

\$238,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Aug 2024

to

31 Jul 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

11/7 PENGELLY COURT SUNSHINE VIC 3020	\$260,000	12-Aug-25
5/7 KING EDWARD AVENUE ALBION VIC 3020	\$227,000	06-Jul-25
7/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020	\$230,000	07-Apr-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: 30 August 2025


**11/7 PENGELLY COURT SUNSHINE
VIC 3020**

 1
  1
  -

Sold Price

^{RS}
\$260,000

Sold Date

12-Aug-25

Distance

0.45km

**5/7 KING EDWARD AVENUE
ALBION VIC 3020**

 1
  1
  1

Sold Price

\$227,000

Sold Date

06-Jul-25

Distance

1.26km

**7/12 CRANBOURNE AVENUE
SUNSHINE NORTH VIC 3020**

 1
  1
  1

Sold Price

\$230,000

Sold Date

07-Apr-25

Distance

1.49km

**12/12 CRANBOURNE AVENUE
SUNSHINE NORTH VIC 3020**

 1
  1
  1

Sold Price

\$250,000

Sold Date

12-May-25

Distance

1.49km
RS = Recent sale

UN = Undisclosed Sale

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