

## 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 PENGELLY COURT SUNSHINE VIC 3020

### 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

\$1,100,000

&

\$1,200,000

### 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 73 DICKSON STREET SUNSHINE VIC 3020         | \$1,150,000 | 02-Jul-25 |
| 20B BALCOMBE STREET SUNSHINE NORTH VIC 3020 | \$1,198,888 | 02-Sep-25 |
| 30 CHAPMAN STREET SUNSHINE VIC 3020         | \$1,150,000 | 13-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: 09 October 2025



**73 DICKSON STREET SUNSHINE  
VIC 3020**

3 1 1

Sold Price **\$1,150,000** Sold Date **02-Jul-25**

Distance **0.54km**



**20B BALCOMBE STREET  
SUNSHINE NORTH VIC 3020**

4 4 1

Sold Price <sup>RS</sup> **\$1,198,888** Sold Date **02-Sep-25**

Distance **0.8km**



**30 CHAPMAN STREET SUNSHINE  
VIC 3020**

3 1 1

Sold Price **\$1,150,000** Sold Date **13-Jun-25**

Distance **1.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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