

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

24/250-254 SUNSHINE AVENUE KEALBA VIC 3021

Indicative selling price

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

Single Price

\$435,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

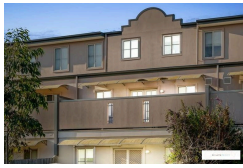
Date of sale

12/250-254 SUNSHINE AVENUE KEALBA VIC 3021	\$385,000	21-May-25
14/250-254 SUNSHINE AVENUE KEALBA VIC 3021	\$390,000	21-Jul-25
31 GEORGIA PLACE KEALBA VIC 3021	\$493,000	09-Sep-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: 22 October 2025



**12/250-254 SUNSHINE AVENUE
KEALBA VIC 3021**

 2  1  2

Sold Price **\$385,000** Sold Date **21-May-25**

Distance **0km**

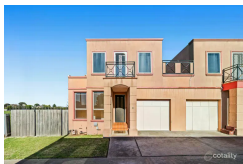


**14/250-254 SUNSHINE AVENUE
KEALBA VIC 3021**

 2  1  1

Sold Price **\$390,000** Sold Date **21-Jul-25**

Distance **0km**



**31 GEORGIA PLACE KEALBA VIC
3021**

 3  2  1

Sold Price **\$493,000** Sold Date **09-Sep-25**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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