

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

3/117 DEVONSHIRE 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

or range
between

\$410,000

&

\$430,000

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

Corelogic

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

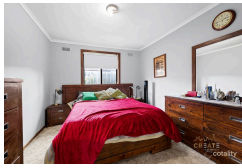
Date of sale

1/128 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$415,000	08-Apr-25
6/128 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$415,000	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: 15 July 2025

**1/128 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

2 1 1

Sold Price

\$415,000Sold Date **08-Apr-25**

Distance

1.4km**6/128 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

2 1 1

Sold Price

Sold Date **07-Apr-25**

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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