

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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jun 2024

to

31 May 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

12/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020	\$250,000	02-Jun-25
7/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020	\$230,000	07-Apr-25
20/23 KING EDWARD AVENUE ALBION VIC 3020	\$220,000	28-Jan-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: 18 June 2025



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

1 1 1

Sold Price

^{RS}

\$250,000

Sold Date

02-Jun-25

Distance

1.49km



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

1 1 1

Sold Price

\$230,000

Sold Date

07-Apr-25

Distance

1.49km



**20/23 KING EDWARD AVENUE
ALBION VIC 3020**

1 1 1

Sold Price

\$220,000

Sold Date

28-Jan-25

Distance

1.42km



**18/2-4 THE GABLES ALBION VIC
3020**

1 1 1

Sold Price

\$240,000

Sold Date

18-Feb-25

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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