

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

109/1 FOUNDRY 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

\$569,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

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

2/12 GEORGE STREET SUNSHINE VIC 3020	\$617,000	08-Mar-25
4/12 GEORGE STREET SUNSHINE VIC 3020	\$620,000	17-Jul-25
5/12 GEORGE STREET SUNSHINE VIC 3020	\$620,000	22-Mar-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: 01 August 2025


**2/12 GEORGE STREET SUNSHINE
VIC 3020**
 2  2  1

Sold Price

\$617,000

Sold Date

08-Mar-25

Distance

0.45km

**4/12 GEORGE STREET SUNSHINE
VIC 3020**
 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date

17-Jul-25

Distance

0.45km

**5/12 GEORGE STREET SUNSHINE
VIC 3020**
 2  2  1

Sold Price

\$620,000

Sold Date

22-Mar-25

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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