

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

11/7 PENGELLY COURT 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

\$245,000

&

\$265,000

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

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

107/117 DURHAM ROAD SUNSHINE VIC 3020	\$262,500	26-Jun-25
2/26 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$230,000	14-Mar-25
12/437 BALLARAT ROAD SUNSHINE VIC 3020	\$220,000	12-Dec-24

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 July 2025



**107/117 DURHAM ROAD SUNSHINE
VIC 3020**

Sold Price

^{RS}

\$262,500

Sold Date

26-Jun-25



1



1



1

Distance

0.91km



**2/26 HAMPSHIRE ROAD SUNSHINE
VIC 3020**

Sold Price

\$230,000

Sold Date

14-Mar-25



1



1



1

Distance

1.41km



**12/437 BALLARAT ROAD
SUNSHINE VIC 3020**

Sold Price

\$220,000

Sold Date

12-Dec-24



1



1



1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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