

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

16/7 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Sep 2025

to

31 Aug 2026

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

3/7 PENGELLY COURT SUNSHINE VIC 3020	\$356,000	24-Mar-26
8/123 ANDERSON ROAD ALBION VIC 3020	\$340,000	26-Aug-26
7/119 ANDERSON ROAD ALBION VIC 3020	\$330,000	11-May-26

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: 10 September 2026



3/7 PENGELLY COURT SUNSHINE VIC 3020

 2  1  1

Sold Price

\$356,000

Sold Date

24-Mar-26

Distance

0km



8/123 ANDERSON ROAD ALBION VIC 3020

 2  1  1

Sold Price

^{RS} **\$340,000**

Sold Date

26-Aug-26

Distance

0.97km



7/119 ANDERSON ROAD ALBION VIC 3020

 2  1  1

Sold Price

\$330,000

Sold Date

11-May-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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