

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

24/437 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

\$259,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Apr 2025

to

31 Mar 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

16/2-4 THE GABLES ALBION VIC 3020	\$260,000	03-Feb-26
4/12 CRANBOURNE AVENUE SUNSHINE NORTH VIC 3020	\$265,000	12-Feb-26
6/26 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$275,000	13-Feb-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: 20 April 2026



16/2-4 THE GABLES ALBION VIC 3020

Sold Price

\$260,000

Sold Date

03-Feb-26



1



1



1

Distance

1.3km



**4/12 CRANBOURNE AVENUE
SUNSHINE NORTH VIC 3020**

Sold Price

\$265,000

Sold Date

12-Feb-26



1



1



1

Distance

1.49km



**6/26 HAMPSHIRE ROAD SUNSHINE
VIC 3020**

Sold Price

\$275,000

Sold Date

13-Feb-26



1



1



1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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