

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

701/1 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Aug 2025

to

31 Jul 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

311/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$410,000	13-Feb-26
710/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$415,500	29-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: 12 August 2026



**311/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

2 1 1

Sold Price

\$410,000

Sold Date

13-Feb-26

Distance

0km



**710/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

2 1 1

Sold Price

\$415,500

Sold Date

29-May-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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