

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

710/1 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Sunshine

Period-from

01 May 2025

to

30 Apr 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

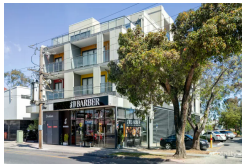
Date of sale

404/117 DURHAM ROAD SUNSHINE VIC 3020	\$440,000	03-Dec-25
7/117 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$432,500	09-Feb-26
311/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$410,000	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: 08 May 2026



404/117 DURHAM ROAD SUNSHINE VIC 3020

Sold Price **\$440,000** Sold Date **03-Dec-25**

 2  1  1

Distance **1km**



7/117 DEVONSHIRE ROAD SUNSHINE VIC 3020

Sold Price **\$432,500** Sold Date **09-Feb-26**

 2  1  1

Distance **1.16km**



311/1 FOUNDRY ROAD SUNSHINE VIC 3020

Sold Price **\$410,000** Sold Date **13-Feb-26**

 2  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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