

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

2/22 BANGERANG AVENUE SUNSHINE NORTH 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Oct 2024

to

30 Sep 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

1/3 GODFREY AVENUE SUNSHINE NORTH VIC 3020	\$535,000	20-Apr-25
418 BALLARAT ROAD SUNSHINE NORTH VIC 3020	\$540,000	27-May-25
3/4 CAMPERDOWN AVENUE SUNSHINE NORTH VIC 3020	\$535,000	17-Sep-25

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: 07 October 2025

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1/3 GODFREY AVENUE SUNSHINE NORTH VIC 3020

 2  1  1

Sold Price **\$535,000** Sold Date **20-Apr-25**

Distance **0.36km**



418 BALLARAT ROAD SUNSHINE NORTH VIC 3020

 2  1  1

Sold Price **\$540,000** Sold Date **27-May-25**

Distance **2.16km**



3/4 CAMPERDOWN AVENUE SUNSHINE NORTH VIC 3020

 2  1  1

Sold Price ^{RS} **\$535,000** Sold Date **17-Sep-25**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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