

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

311/1 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
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
3/115 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$390,000	29-Oct-25
416/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$409,500	25-Oct-25
203/133 ANDERSON ROAD ALBION VIC 3020	\$416,000	20-Aug-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: 19 January 2026

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**3/115 DEVONSHIRE ROAD
SUNSHINE VIC 3020**

2 1 1

Sold Price

\$390,000 Sold Date **29-Oct-25**Distance **1.14km****416/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

2 1 1

Sold Price

\$409,500 Sold Date **25-Oct-25**Distance **0km****203/133 ANDERSON ROAD
ALBION VIC 3020**

2 1 1

Sold Price

\$416,000 Sold Date **20-Aug-25**Distance **0.61km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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