

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

1/29 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,375

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jul 2024

to

30 Jun 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

56 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$707,000	31-May-25
34 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$722,000	21-Jun-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: 24 July 2025

Jason Allen
P 8326 8888
M 0413090788
E jallen@barryplant.com.au



**56 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

 4  2  1

Sold Price **\$707,000** Sold Date **31-May-25**

Distance **1.49km**



**34 ROMSEY AVENUE SUNSHINE
NORTH VIC 3020**

 3  2  2

Sold Price ^{RS} **\$722,000** Sold Date **21-Jun-25**

Distance **0.15km**

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

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