

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

10 Boles Avenue, Sunshine Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$600,000

Median sale price

Median price \$833,000

Property Type House

Suburb Sunshine

Period - From 01/04/2025

to 30/06/2025

Source REIV

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 six 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	4/12 George St SUNSHINE 3020	\$620,000	17/07/2025
2	5/8 Service St SUNSHINE 3020	\$627,500	01/05/2025
3	6 Boles Av SUNSHINE 3020	\$600,000	09/04/2025

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 six months.~~

This Statement of Information was prepared on:

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10 Boles Avenue, Sunshine Vic 3020



Property Type: House (Res)
Land Size: 118 sqm approx
Agent Comments

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Indicative Selling Price
\$600,000
Median House Price
June quarter 2025: \$833,000

Comparable Properties



4/12 George St SUNSHINE 3020 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 17/07/2025
Property Type: Townhouse (Single)

5/8 Service St SUNSHINE 3020 (VG)

Agent Comments



Price: \$627,500
Method: Sale
Date: 01/05/2025
Property Type: Flat/Unit/Apartment (Res)



6 Boles Av SUNSHINE 3020 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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