

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$640,000

### 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:

18/08/2025 23:47

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 - \$640,000  
**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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