

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

11 RIVERBEND WAY 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

\$1,480,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Sunshine North

Period-from

01 Jul 2025

to

30 Jun 2026

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

6 BLUEBELL COURT SUNSHINE NORTH VIC 3020	\$1,650,000	01-Jul-25
6 HALONG DRIVE SUNSHINE NORTH VIC 3020	\$1,470,000	25-Jul-25
19 MIDDLETON STREET BRAYBROOK VIC 3019	\$1,760,000	16-May-26

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: 10 July 2026



6 BLUEBELL COURT SUNSHINE
NORTH VIC 3020

6 3 3

Sold Price \$1,650,000 Sold Date 01-Jul-25
Distance 0.32km



6 HALONG DRIVE SUNSHINE
NORTH VIC 3020

2 3 2

Sold Price \$1,470,000 Sold Date 25-Jul-25
Distance 0.13km



19 MIDDLETON STREET
BRAYBROOK VIC 3019

5 3 4

Sold Price \$1,760,000 Sold Date 16-May-26
Distance 2.47km

RS = Recent sale UN = Undisclosed Sale

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