

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2025

to

31 Mar 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
3 THACKERAY QUADRANT AVONDALE HEIGHTS VIC 3034	\$1,700,000	04-Sep-25
10 CENTRE STREET SUNSHINE VIC 3020	\$1,700,000	13-May-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: 16 April 2026



**6 BLUEBELL COURT SUNSHINE NORTH VIC 3020**

6 3 3

Sold Price **\$1,650,000** Sold Date **01-Jul-25**

Distance **0.31km**



**3 THACKERAY QUADRANT AVONDALE HEIGHTS VIC 3034**

4 2 2

Sold Price **\$1,700,000** Sold Date **04-Sep-25**

Distance **1.27km**



**10 CENTRE STREET SUNSHINE VIC 3020**

4 4 3

Sold Price Sold Date **13-May-25**

Distance **2.85km**

RS = Recent sale UN = Undisclosed Sale

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