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<br>Including suburb and postcode | 14 ISLINGTON STREET SUNSHINE 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 | $720,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $827,500 | Property type | Other | Suburb | Sunshine |
| Period-from | 01 Feb 2025 | to | 31 Jan 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 |
|---|---|---|
| 2 MUNITIONS WALK BRAYBROOK VIC 3019 | $740,000 | 29-Oct-25 |
| 3/11 PHOENIX STREET SUNSHINE NORTH VIC 3020 | $737,000 | 21-Sep-25 |
| 7/8 SERVICE STREET SUNSHINE VIC 3020 | $730,000 | 03-Dec-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: 23 February 2026

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**2 MUNITIONS WALK BRAYBROOK VIC 3019**

3 2 2

Sold Price **$740,000** Sold Date **29-Oct-25**

Distance **1.25km**



**3/11 PHOENIX STREET SUNSHINE NORTH VIC 3020**

3 2 1

Sold Price **$737,000** Sold Date **21-Sep-25**

Distance **1.08km**



**7/8 SERVICE STREET SUNSHINE VIC 3020**

3 2 2

Sold Price **$730,000** Sold Date **03-Dec-25**

Distance **0.27km**

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

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