

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

23/8 SERVICE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Sunshine

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

7/8 SERVICE STREET SUNSHINE VIC 3020	\$730,000	03-Dec-25
2/124 CORNWALL ROAD SUNSHINE VIC 3020	\$700,000	07-Apr-26
3/6 LORRAINE COURT SUNSHINE VIC 3020	\$610,000	18-Jan-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: 22 April 2026



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

 3  2  2

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

Distance **0km**

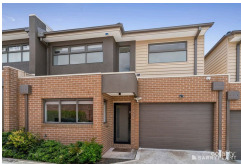


**2/124 CORNWALL ROAD
 SUNSHINE VIC 3020**

 3  2  1

Sold Price ^{RS} **\$700,000** Sold Date **07-Apr-26**

Distance **0.46km**



**3/6 LORRAINE COURT SUNSHINE
 VIC 3020**

 2  2  1

Sold Price **\$610,000** Sold Date **18-Jan-26**

Distance **1.36km**

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

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