

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

3 MCKAY 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Sunshine

Period-from

01 Aug 2025

to

31 Jul 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

3/20 ALICE STREET SUNSHINE VIC 3020	\$738,000	03-Apr-26
72A HERTFORD ROAD SUNSHINE VIC 3020	\$755,000	13-Jun-26
45 HERTFORD ROAD SUNSHINE VIC 3020	\$690,000	26-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.~~

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3/20 ALICE STREET SUNSHINE VIC 3020 Sold Price **\$738,000** Sold Date **03-Apr-26**

 2  2  1

Distance **0.92km**



72A HERTFORD ROAD SUNSHINE VIC 3020 Sold Price ^{RS} **\$755,000** Sold Date **13-Jun-26**

 3  1  1

Distance **0.95km**



45 HERTFORD ROAD SUNSHINE VIC 3020 Sold Price **\$690,000** Sold Date **26-May-26**

 2  1  1

Distance **0.99km**

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

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