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	1/9 WATT 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	$562,500	Property type	Unit	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
80A ANDERSON ROAD SUNSHINE VIC 3020	$745,000	19-Jan-26
7/8 SERVICE STREET SUNSHINE VIC 3020	$730,000	03-Dec-25
19A LYNCH STREET SUNSHINE VIC 3020	$697,000	18-Sep-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: 05 February 2026

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80A ANDERSON ROAD SUNSHINE VIC 3020

3 3 2

Sold Price RS $745,000 Sold Date 19-Jan-26

Distance 0.19km



7/8 SERVICE STREET SUNSHINE VIC 3020

3 2 2

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

Distance 0.99km



19A LYNCH STREET SUNSHINE VIC 3020

3 2 1

Sold Price $697,000 Sold Date 18-Sep-25

Distance 1.15km

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

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