

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

4 CHAPMAN 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

81 MONASH STREET SUNSHINE VIC 3020	\$1,305,000	31-Mar-26
61 CHAPMAN STREET SUNSHINE VIC 3020	\$1,235,000	24-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.

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81 MONASH STREET SUNSHINE VIC 3020 Sold Price ^{RS} **\$1,305,000** Sold Date **31-Mar-26**
Distance **0.65km**

 3  2  1



61 CHAPMAN STREET SUNSHINE VIC 3020 Sold Price ^{RS} **\$1,235,000** Sold Date **24-Dec-25**
Distance **0.4km**

 4  1  -

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

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