

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

3/6 LORRAINE COURT 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

\$549,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/59 FRASER STREET SUNSHINE VIC 3020	\$680,000	05-Jun-25
3/38 ARMSTRONG STREET SUNSHINE WEST VIC 3020	\$610,000	29-Apr-25
90 KING EDWARD AVENUE ALBION VIC 3020	\$630,000	21-Aug-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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**2/59 FRASER STREET SUNSHINE
VIC 3020**

 3  2  2

Sold Price **\$680,000** Sold Date **05-Jun-25**

Distance **0.11km**



**3/38 ARMSTRONG STREET
SUNSHINE WEST VIC 3020**

 2  1  1

Sold Price **\$610,000** Sold Date **29-Apr-25**

Distance **0.44km**



**90 KING EDWARD AVENUE
ALBION VIC 3020**

 2  1  1

Sold Price **\$630,000** Sold Date **21-Aug-25**

Distance **0.76km**

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

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