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	5/4 COOPER 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	$335,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,000	Property type	Unit	Suburb	Sunshine
Period-from	01 Dec 2024	to	30 Nov 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
709/1 FOUNDRY ROAD SUNSHINE VIC 3020	$320,000	28-Jun-25
8/10 NORMA STREET SUNSHINE VIC 3020	$292,500	31-Jul-25
403/1 FOUNDRY ROAD SUNSHINE VIC 3020	$300,000	29-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 December 2025

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709/1 FOUNDRY ROAD SUNSHINE VIC 3020

1 1 1

Sold Price **$320,000** Sold Date **28-Jun-25**

Distance **1.07km**



8/10 NORMA STREET SUNSHINE VIC 3020

1 1 1

Sold Price **$292,500** Sold Date **31-Jul-25**

Distance **0.62km**



403/1 FOUNDRY ROAD SUNSHINE VIC 3020

2 1 1

Sold Price **$300,000** Sold Date **29-Sep-25**

Distance **1.07km**

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

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