

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

109 DUKE 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

\$803,500

Property type

House

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

5 UNA STREET SUNSHINE VIC 3020	\$780,000	05-Jul-25
7 THOMSON STREET SUNSHINE VIC 3020	\$770,000	10-Oct-25
5 LORENZ STREET SUNSHINE VIC 3020	\$770,000	15-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: 08 December 2025

	5 UNA STREET SUNSHINE VIC 3020	Sold Price	\$780,000	Sold Date	05-Jul-25
	 3  1  2			Distance	0.37km
	7 THOMSON STREET SUNSHINE VIC 3020	Sold Price	\$770,000	Sold Date	10-Oct-25
	 3  1  1			Distance	0.47km
	5 LORENZ STREET SUNSHINE VIC 3020	Sold Price		Sold Date	15-Sep-25
	 3  1  2			Distance	0.62km

RS = Recent sale UN = Undisclosed Sale

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