

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

3/7 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Mar 2025

to

28 Feb 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

3/6 LORRAINE COURT SUNSHINE VIC 3020	\$610,000	18-Jan-26
5/6 LORRAINE COURT SUNSHINE VIC 3020	\$610,000	10-Feb-26
1/30 FORREST STREET ALBION VIC 3020	\$572,000	11-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.~~

This Statement of Information was prepared on: 21 March 2026

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3/6 LORRAINE COURT SUNSHINE VIC 3020

 2
  2
  1

Sold Price

\$610,000

Sold Date

18-Jan-26

Distance

0.08km


5/6 LORRAINE COURT SUNSHINE VIC 3020

 2
  2
  1

Sold Price

^{RS} **\$610,000**

Sold Date

10-Feb-26

Distance

0.08km


1/30 FORREST STREET ALBION VIC 3020

 2
  1
  1

Sold Price

\$572,000

Sold Date

11-Dec-25

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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