

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

27 WILKINSON ROAD 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 \$850,000 & \$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
1/5 HINKLER STREET BRAYBROOK VIC 3019	\$875,000	23-Jan-26
9A MCLEOD STREET SUNSHINE NORTH VIC 3020	\$870,000	12-Jan-26
86A DEVONSHIRE ROAD SUNSHINE VIC 3020	\$853,000	12-Nov-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: 23 February 2026



1/5 HINKLER STREET BRAYBROOK VIC 3019 Sold Price ^{RS} **\$875,000** Sold Date **23-Jan-26**
 🛏️ 4 🚿 3 🚗 1 Distance **1.2km**



9A MCLEOD STREET SUNSHINE NORTH VIC 3020 Sold Price **\$870,000** Sold Date **12-Jan-26**
 🛏️ 4 🚿 3 🚗 1 Distance **1.72km**



86A DEVONSHIRE ROAD SUNSHINE VIC 3020 Sold Price **\$853,000** Sold Date **12-Nov-25**
 🛏️ 3 🚿 2 🚗 1 Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

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Address
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14 ISLINGTON STREET SUNSHINE VIC 3020

Indicative selling price

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Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Other

Suburb

Sunshine

Period-from

01 Feb 2025

to

31 Jan 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

2 MUNITIONS WALK BRAYBROOK VIC 3019	\$740,000	29-Oct-25
3/11 PHOENIX STREET SUNSHINE NORTH VIC 3020	\$737,000	21-Sep-25
7/8 SERVICE STREET SUNSHINE VIC 3020	\$730,000	03-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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Demi Theoharou

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**2 MUNITIONS WALK BRAYBROOK
VIC 3019**

 3  2  2

Sold Price

\$740,000

Sold Date

29-Oct-25

Distance

1.25km



**3/11 PHOENIX STREET SUNSHINE
NORTH VIC 3020**

 3  2  1

Sold Price

\$737,000

Sold Date

21-Sep-25

Distance

1.08km



**7/8 SERVICE STREET SUNSHINE
VIC 3020**

 3  2  2

Sold Price

\$730,000

Sold Date

03-Dec-25

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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12 ISLINGTON 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Other

Suburb

Sunshine

Period-from

01 Feb 2025

to

31 Jan 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

11 WATTLEBIRD COURT SUNSHINE NORTH VIC 3020	\$740,000	28-Oct-25
3/11 PHOENIX STREET SUNSHINE NORTH VIC 3020	\$737,000	21-Sep-25
7/8 SERVICE STREET SUNSHINE VIC 3020	\$730,000	03-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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11 WATTLEBIRD COURT SUNSHINE NORTH VIC 3020 Sold Price **\$740,000** Sold Date **28-Oct-25**
Distance **1.99km**

 3  2  -



3/11 PHOENIX STREET SUNSHINE NORTH VIC 3020 Sold Price **\$737,000** Sold Date **21-Sep-25**
Distance **1.03km**

 3  2  1



7/8 SERVICE STREET SUNSHINE VIC 3020 Sold Price **\$730,000** Sold Date **03-Dec-25**
Distance **0.24km**

 3  2  2

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