

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 LOWE CRESCENT 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

\$790,000

Property type

House

Suburb

Sunshine

Period-from

01 Aug 2024

to

31 Jul 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

7 LOWE CRESCENT SUNSHINE VIC 3020	\$800,000	14-Apr-25
8 YEWERS STREET SUNSHINE VIC 3020	\$775,000	16-Aug-25
4 HIGH STREET SUNSHINE VIC 3020	\$690,000	24-May-25

OR

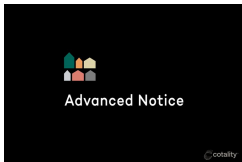
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 August 2025



7 LOWE CRESCENT SUNSHINE VIC 3020 Sold Price **\$800,000** Sold Date **14-Apr-25**
 Distance **0.03km**

 3  1  -



8 YEWERS STREET SUNSHINE VIC 3020 Sold Price ^{RS} **\$775,000** Sold Date **16-Aug-25**
 Distance **0.09km**

 3  1  1



4 HIGH STREET SUNSHINE VIC 3020 Sold Price **\$690,000** Sold Date **24-May-25**
 Distance **0.15km**

 3  1  2

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

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