

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

1/147 DURHAM 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Sunshine

Period-from

01 Oct 2024

to

30 Sep 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

2/9 WATT STREET SUNSHINE VIC 3020	\$577,000	31-Aug-25
1/15 WATT STREET SUNSHINE VIC 3020	\$536,000	19-Mar-25
6/1 LORRAINE COURT SUNSHINE VIC 3020	\$502,000	05-Oct-24

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: 03 October 2025

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2/9 WATT STREET SUNSHINE VIC 3020

Sold Price

RS

\$577,000

Sold Date

31-Aug-25

2

1

1

Distance

0.16km



1/15 WATT STREET SUNSHINE VIC 3020

Sold Price

\$536,000

Sold Date

19-Mar-25

2

1

1

Distance

0.19km



6/1 LORRAINE COURT SUNSHINE VIC 3020

Sold Price

\$502,000

Sold Date

05-Oct-24

2

1

1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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