

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

1/21 ERNEST 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

&

\$790,000

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

95A HERTFORD ROAD SUNSHINE VIC 3020	\$821,000	15-Mar-25
1 DANTUM GROVE BRAYBROOK VIC 3019	\$762,800	17-Jul-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: 12 August 2025



95A HERTFORD ROAD SUNSHINE VIC 3020 Sold Price **\$821,000** Sold Date **15-Mar-25**
Distance **0.24km**

3 2 1



1 DANTUM GROVE BRAYBROOK VIC 3019 Sold Price **\$762,800** Sold Date **17-Jul-24**
Distance **0.85km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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