

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

13 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Sunshine

Period-from

01 Nov 2024

to

31 Oct 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

35 SHEPHERD STREET BRAYBROOK VIC 3019	\$700,000	11-Jul-25
6 ENDERBY COURT BRAYBROOK VIC 3019	\$700,000	01-Jul-25
9 HOAD STREET SUNSHINE NORTH VIC 3020	\$670,000	18-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: 17 November 2025



**35 SHEPHERD STREET
BRAYBROOK VIC 3019**

3 1 1

Sold Price

\$700,000

Sold Date

11-Jul-25

Distance

0.84km



**6 ENDERBY COURT BRAYBROOK
VIC 3019**

3 1 1

Sold Price

Sold Date

01-Jul-25

Distance

1.51km



**9 HOAD STREET SUNSHINE NORTH
VIC 3020**

2 1 -

Sold Price

\$670,000

Sold Date

18-May-25

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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