## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale						
Address Including suburb and postcode	18 CANNON STREET SUNSHINE VIC 3020						
Indicative selling price For the meaning of this price		c.gov.aı	u/underquoting (	*Delete singl	e price	e or range a	as applicable)
Single Price			or range between \$750,		00 &		\$775,000
Median sale price (*Delete house or unit as a	pplicable)						
Median Price	\$790,000	\$790,000 Prope		House		Suburb	Sunshine
Period-from	01 Nov 2024	to 31 Oct 2025		So	ource	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							
OR							

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: 06 November 2025



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