

# 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 2 Whitty Street, Sunshine, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$850,000

Property Type

House

Suburb

Sunshine (3020)

Period - From

21/02/2025

to

21/07/2025

Source

rp data

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
44 MONASH STREET, SUNSHINE VIC 3020	\$1,210,000	28/06/2025
73 DICKSON STREET, SUNSHINE VIC 3020	\$1,150,000	02/07/2025
30 CHAPMAN STREET, SUNSHINE VIC 3020	\$1,150,000	14/06/2025

This Statement of Information was prepared on: 21/07/2025