

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

3/67-69 MONASH 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

\$255,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

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

8/10 NORMA STREET SUNSHINE VIC 3020	\$292,500	31-Jul-25
5/10 NORMA STREET SUNSHINE VIC 3020	\$300,000	03-Jun-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: 18 November 2025



**8/10 NORMA STREET SUNSHINE
VIC 3020**

1 1 1

Sold Price **\$292,500** Sold Date **31-Jul-25**

Distance **0.51km**



**5/10 NORMA STREET SUNSHINE
VIC 3020**

1 1 1

Sold Price **\$300,000** Sold Date **03-Jun-25**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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