

## 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

36 CORNWALL ROAD SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$849,000

&

\$929,000

### 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 21 PARSONS STREET SUNSHINE VIC 3020 | \$900,000   | 22-May-25 |
| 73 DICKSON STREET SUNSHINE VIC 3020 | \$1,150,000 | 02-Jul-25 |
| 24 GRAHAM STREET SUNSHINE VIC 3020  | \$869,998   | 30-Oct-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: 20 November 2025


**21 PARSONS STREET SUNSHINE  
VIC 3020**
 3    1    -

Sold Price

**\$900,000**

Sold Date

**22-May-25**

Distance

**0.33km**

**73 DICKSON STREET SUNSHINE  
VIC 3020**
 3    1    1

Sold Price

**\$1,150,000**

Sold Date

**02-Jul-25**

Distance

**0.49km**

**24 GRAHAM STREET SUNSHINE  
VIC 3020**
 3    2    -

Sold Price

<sup>RS</sup>  
**\$869,998**

Sold Date

**30-Oct-25**

Distance

**1.11km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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