

# 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 42 Stanford Street, Sunshine, VIC 3020

### Indicative selling price

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

Single Price \$850,000

### Median sale price

Median price \$855,000 Property Type House Suburb Sunshine (3020)

Period - From 01/08/2024 to 24/02/2025 Source rpdata

### 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
19 HAMPSHIRE ROAD, SUNSHINE VIC 3020	\$824,000	23/11/2024
13 LEITH AVENUE, SUNSHINE VIC 3020	\$850,000	14/09/2024
16 MOIRA STREET, SUNSHINE VIC 3020	\$763,000	19/02/2025

This Statement of Information was prepared on: 24/02/2025