

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

5 COBREY 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Sunshine

Period-from

01 Oct 2024

to

30 Sep 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

1 UNION STREET SUNSHINE VIC 3020	\$885,000	-
36B JOY STREET BRAYBROOK VIC 3019	\$860,000	06-May-25
49 QUEEN CIRCUIT SUNSHINE VIC 3020	\$862,000	09-Aug-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: 01 October 2025



1 UNION STREET SUNSHINE VIC 3020

Sold Price

\$885,000

Sold Date

-



-



-



-

Distance

-



36B JOY STREET BRAYBROOK VIC 3019

Sold Price

\$860,000

Sold Date

06-May-25



3



2



1

Distance

0.91km



49 QUEEN CIRCUIT SUNSHINE VIC 3020

Sold Price

^{RS} **\$862,000**

Sold Date

09-Aug-25



3



2



1

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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