

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

6/136 WRIGHT 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Other

Suburb

Sunshine

Period-from

01 Sep 2024

to

31 Aug 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

1/67-69 MONASH STREET SUNSHINE VIC 3020	\$375,000	08-Apr-25
2/67-69 MONASH STREET SUNSHINE VIC 3020	\$380,000	15-Mar-25
3/104 MONASH STREET SUNSHINE VIC 3020	\$365,000	23-Apr-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.~~

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1/67-69 MONASH STREET SUNSHINE VIC 3020

2 1 1

Sold Price **\$375,000** Sold Date **08-Apr-25**

Distance **1.28km**



2/67-69 MONASH STREET SUNSHINE VIC 3020

2 1 1

Sold Price **\$380,000** Sold Date **15-Mar-25**

Distance **1.28km**



3/104 MONASH STREET SUNSHINE VIC 3020

2 1 1

Sold Price **\$365,000** Sold Date **23-Apr-25**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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