

## 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

7 LOWE CRESCENT SUNSHINE VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,500

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

78 MONASH STREET SUNSHINE VIC 3020	\$752,000	14-Dec-24
19 CORNWALL ROAD SUNSHINE VIC 3020	\$835,000	07-Dec-24
58 HERTFORD ROAD SUNSHINE VIC 3020	\$750,000	25-Jan-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: 04 April 2025

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**78 MONASH STREET SUNSHINE  
VIC 3020**

 3  1  -

Sold Price **\$752,000** Sold Date **14-Dec-24**

Distance **0.61km**



**19 CORNWALL ROAD SUNSHINE  
VIC 3020**

 3  1  1

Sold Price **\$835,000** Sold Date **07-Dec-24**

Distance **0.68km**



**58 HERTFORD ROAD SUNSHINE  
VIC 3020**

 3  1  1

Sold Price **\$750,000** Sold Date **25-Jan-25**

Distance **0.74km**

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

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