

## 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

1 ROSELEA COURT 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

\$760,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Sunshine

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 6 MAYO STREET SUNSHINE VIC 3020       | \$750,000 | 24-Jun-26 |
| 10 STURT STREET SUNSHINE VIC 3020     | \$810,000 | 12-Jun-26 |
| 25 KINNANE CRESCENT SUNSHINE VIC 3020 | \$785,000 | 02-Apr-26 |

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: 31 August 2026



## 6 MAYO STREET SUNSHINE VIC 3020

3 1 -

Sold Price

**\$750,000**

Sold Date

**24-Jun-26**

Distance

**2.32km**



## 10 STURT STREET SUNSHINE VIC 3020

3 1 1

Sold Price

**\$810,000**

Sold Date

**12-Jun-26**

Distance

**0.67km**



## 25 KINNANE CRESCENT SUNSHINE VIC 3020

3 1 1

Sold Price

**\$785,000**

Sold Date

**02-Apr-26**

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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