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	6/26 HAMPSHIRE ROAD 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	$270,000	&	$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Sunshine
Period-from	01 Feb 2025	to	31 Jan 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
3/67-69 MONASH STREET SUNSHINE VIC 3020	$295,000	13-Dec-25
16/437 BALLARAT ROAD SUNSHINE VIC 3020	$233,000	25-Sep-25
403/1 FOUNDRY ROAD SUNSHINE VIC 3020	$300,000	29-Sep-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: 25 February 2026

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3/67-69 MONASH STREET SUNSHINE VIC 3020

1 1 1

Sold Price **$295,000** Sold Date **13-Dec-25**

Distance **0.86km**



16/437 BALLARAT ROAD SUNSHINE VIC 3020

1 1 1

Sold Price **$233,000** Sold Date **25-Sep-25**

Distance **1.86km**



403/1 FOUNDRY ROAD SUNSHINE VIC 3020

2 1 1

Sold Price **$300,000** Sold Date **29-Sep-25**

Distance **1.6km**

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

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