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	38 HIGH 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Sunshine
Period-from	01 Apr 2025	to	31 Mar 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
36 COLE STREET BRAYBROOK VIC 3019	$685,000	02-Apr-26
15A ESSEX STREET SUNSHINE NORTH VIC 3020	$717,000	09-Dec-25
14 TEAGUE CRESCENT BRAYBROOK VIC 3019	$702,500	20-Dec-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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36 COLE STREET BRAYBROOK VIC 3019

3 2 2

Sold Price RS $685,000 Sold Date 02-Apr-26

Distance 0.96km



15A ESSEX STREET SUNSHINE NORTH VIC 3020

3 2 1

Sold Price $717,000 Sold Date 09-Dec-25

Distance 1.35km



14 TEAGUE CRESCENT BRAYBROOK VIC 3019

3 2 2

Sold Price $702,500 Sold Date 20-Dec-25

Distance 1.11km

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

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