

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

303/117 DURHAM 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jul 2025

to

30 Jun 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

206/117 DURHAM ROAD SUNSHINE VIC 3020	\$290,000	05-Mar-25
6/26 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$275,000	13-Feb-26
306/117 DURHAM ROAD SUNSHINE VIC 3020	\$320,000	28-Jan-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: 20 July 2026

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206/117 DURHAM ROAD SUNSHINE Sold Price **\$290,000** Sold Date **05-Mar-25**
VIC 3020

1 1 1

Distance **0km**



6/26 HAMPSHIRE ROAD SUNSHINE Sold Price **\$275,000** Sold Date **13-Feb-26**
VIC 3020

1 1 1

Distance **0.6km**



306/117 DURHAM ROAD SUNSHINE Sold Price **\$320,000** Sold Date **28-Jan-26**
VIC 3020

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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