

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 111 Cornwall Road, Sunshine, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$855,000

Median sale price

Median price \$782,500 Property Type House Suburb Sunshine (3020)

Period - From 01/07/2024 to 30/06/2025 Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
5 UNA STREET, SUNSHINE VIC 3020	\$780,000	05/07/2025
72 ANDERSON ROAD, SUNSHINE VIC 3020	\$752,000	12/07/2025
10 MOIRA STREET, SUNSHINE VIC 3020	\$753,000	16/07/2025

This Statement of Information was prepared on: 25/07/2025