

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

2/124 CORNWALL 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Mar 2025

to

28 Feb 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

4/160 DUKE STREET BRAYBROOK VIC 3019	\$647,500	20-Oct-25
36 EASTCOTE STREET SUNSHINE NORTH VIC 3020	\$650,000	13-Sep-25
3/231 BALLARAT ROAD BRAYBROOK VIC 3019	\$650,000	07-Nov-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: 02 March 2026



**4/160 DUKE STREET BRAYBROOK
VIC 3019**

3 2 1

Sold Price

\$647,500

Sold Date **20-Oct-25**

Distance **0.54km**



**36 EASTCOTE STREET SUNSHINE
NORTH VIC 3020**

3 2 -

Sold Price

\$650,000

Sold Date **13-Sep-25**

Distance **1.29km**



**3/231 BALLARAT ROAD
BRAYBROOK VIC 3019**

3 2 1

Sold Price

Sold Date **07-Nov-25**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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