

## 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

1/8 COUPER-ANGUS GROVE SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

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

90 BENJAMIN STREET SUNSHINE VIC 3020	\$500,000	19-May-25
49 SIERRA AVENUE SUNSHINE WEST VIC 3020	\$480,000	20-Sep-25

OR

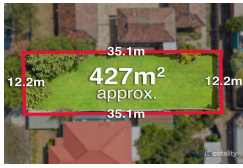
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 April 2026

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**90 BENJAMIN STREET SUNSHINE  
VIC 3020**

3 - 1

Sold Price **\$500,000** Sold Date **19-May-25**Distance **0.87km**
**49 SIERRA AVENUE SUNSHINE  
WEST VIC 3020**

2 1 1

Sold Price **\$480,000** Sold Date **20-Sep-25**Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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