

## 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

146 CORNWALL ROAD 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

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 35 BOREHAM STREET SUNSHINE VIC 3020 | \$750,000 | 14-Feb-26 |
| 109 DUKE STREET SUNSHINE VIC 3020   | \$742,000 | 17-Jan-26 |
| 14 STURT STREET SUNSHINE VIC 3020   | \$790,000 | 14-Feb-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: 10 March 2026

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### 35 BOREHAM STREET SUNSHINE VIC 3020

 3  1  1

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**14-Feb-26**

Distance

**2.61km**



### 109 DUKE STREET SUNSHINE VIC 3020

 3  1  2

Sold Price

**\$742,000**

Sold Date

**17-Jan-26**

Distance

**0.41km**



### 14 STURT STREET SUNSHINE VIC 3020

 3  2  3

Sold Price

<sup>RS</sup>

**\$790,000**

Sold Date

**14-Feb-26**

Distance

**0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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