

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

109/117 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

\$350,000

&

\$385,000

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

| | | |
|--|-----------|-----------|
| 10/74-76 ANDERSON ROAD SUNSHINE VIC 3020 | \$356,000 | 10-Nov-25 |
| 3/104 MONASH STREET SUNSHINE VIC 3020 | \$365,000 | 23-Apr-25 |
| 2/67-69 MONASH STREET SUNSHINE VIC 3020 | \$380,000 | 15-Mar-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: 31 March 2026



**10/74-76 ANDERSON ROAD
SUNSHINE VIC 3020**

 2  1  1

Sold Price

\$356,000

Sold Date **10-Nov-25**

Distance **0.31km**



**3/104 MONASH STREET SUNSHINE
VIC 3020**

 2  1  1

Sold Price

\$365,000

Sold Date **23-Apr-25**

Distance **0.38km**



**2/67-69 MONASH STREET
SUNSHINE VIC 3020**

 2  1  1

Sold Price

\$380,000

Sold Date **15-Mar-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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