

## 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

19 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

12 COUPER-ANGUS GROVE SUNSHINE VIC 3020	\$756,000	22-Nov-25
35 BOREHAM STREET SUNSHINE VIC 3020	\$750,000	14-Feb-26
20 KILLEEN STREET SUNSHINE WEST VIC 3020	\$765,000	11-Nov-24

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: 08 April 2026



**12 COUPER-ANGUS GROVE  
SUNSHINE VIC 3020**

4 2 2

Sold Price **\$756,000** Sold Date **22-Nov-25**

Distance **0.09km**



**35 BOREHAM STREET SUNSHINE  
VIC 3020**

3 1 1

Sold Price <sup>RS</sup> **\$750,000** Sold Date **14-Feb-26**

Distance **0.12km**



**20 KILLEEN STREET SUNSHINE  
WEST VIC 3020**

3 1 2

Sold Price **\$765,000** Sold Date **11-Nov-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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