

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
45 Monash Street, Sunshine, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$750,000 & \$800,000

Median sale price

Median price \$800,000 Property Type House Suburb Sunshine (3020)

Period - From 16/08/2025 to 16/02/2026 Source RP Data

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
36 CORNWALL ROAD, SUNSHINE VIC 3020	\$962,000	06/12/2025
3 LOWE CRESCENT, SUNSHINE VIC 3020	\$775,000	08/09/2025
33 MONASH STREET, SUNSHINE VIC 3020	\$895,000	18/10/2025

This Statement of Information was prepared on: 16/02/2026