

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