

## 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

10 MOIRA STREET SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$773,540

Property type

House

Suburb

Sunshine

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

1 MOIRA STREET SUNSHINE VIC 3020	\$681,000	17-Oct-24
16 COUPER-ANGUS GROVE SUNSHINE VIC 3020	\$670,000	08-Feb-25
20 COUPER-ANGUS GROVE SUNSHINE VIC 3020	\$663,000	21-Sep-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: 27 June 2025



## 1 MOIRA STREET SUNSHINE VIC 3020

3 1 1

Sold Price

**\$681,000**

Sold Date

**17-Oct-24**

Distance

**0.08km**



## 16 COUPER-ANGUS GROVE SUNSHINE VIC 3020

2 1 1

Sold Price

**\$670,000**

Sold Date

**08-Feb-25**

Distance

**0.4km**



## 20 COUPER-ANGUS GROVE SUNSHINE VIC 3020

2 1 1

Sold Price

**\$663,000**

Sold Date

**21-Sep-24**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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