

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

2/9 WATT STREET 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

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/8 STURT STREET SUNSHINE VIC 3020	\$544,000	05-Mar-25
1/15 WATT STREET SUNSHINE VIC 3020	\$536,000	19-Mar-25
3/8 YORK STREET ALBION VIC 3020	\$550,000	24-Apr-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: 06 August 2025

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2/8 STURT STREET SUNSHINE VIC 3020

Sold Price

\$544,000

Sold Date

05-Mar-25

 2

 1

 1

Distance

1.64km



1/15 WATT STREET SUNSHINE VIC 3020

Sold Price

\$536,000

Sold Date

19-Mar-25

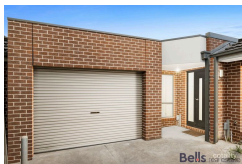
 2

 1

 1

Distance

0.16km



3/8 YORK STREET ALBION VIC 3020

Sold Price

\$550,000

Sold Date

24-Apr-25

 2

 1

 1

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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