

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

23/8 SERVICE 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Mar 2025

to

28 Feb 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

1/2 COOPER STREET SUNSHINE VIC 3020	\$625,000	09-Oct-25
25 COOPER STREET SUNSHINE VIC 3020	\$680,000	23-Sep-25
7/8 SERVICE STREET SUNSHINE VIC 3020	\$730,000	03-Dec-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: 12 March 2026



**1/2 COOPER STREET SUNSHINE
VIC 3020**

 2  1  1

Sold Price **\$625,000** Sold Date **09-Oct-25**

Distance **0.5km**



**25 COOPER STREET SUNSHINE VIC
3020**

 2  1  1

Sold Price **\$680,000** Sold Date **23-Sep-25**

Distance **0.62km**



**7/8 SERVICE STREET SUNSHINE
VIC 3020**

 3  2  2

Sold Price **\$730,000** Sold Date **03-Dec-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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