

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

4/1 RIPON 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Apr 2025

to

31 Mar 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

5/6 LORRAINE COURT SUNSHINE VIC 3020	\$610,000	10-Feb-26
3/6 LORRAINE COURT SUNSHINE VIC 3020	\$610,000	18-Jan-26
2/49 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$600,000	25-Jan-26

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: 10 April 2026

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**5/6 LORRAINE COURT SUNSHINE
 VIC 3020**

2 2 1

Sold Price

^{RS} **\$610,000**

Sold Date **10-Feb-26**

Distance **0.14km**



**3/6 LORRAINE COURT SUNSHINE
 VIC 3020**

2 2 1

Sold Price

\$610,000

Sold Date **18-Jan-26**

Distance **0.14km**



**2/49 HAMPSHIRE ROAD SUNSHINE
 VIC 3020**

2 1 1

Sold Price

\$600,000

Sold Date **25-Jan-26**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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