

## 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

14 QUEEN CIRCUIT SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$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

4 QUEEN CIRCUIT SUNSHINE VIC 3020	\$690,000	06-Feb-26
8 ANDERSON ROAD SUNSHINE VIC 3020	\$680,000	25-Mar-25
9/19 MAYNE STREET SUNSHINE WEST VIC 3020	\$620,000	10-Aug-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: 26 March 2026

**4 QUEEN CIRCUIT SUNSHINE VIC  
3020**

3 2 1

Sold Price

**\$690,000**Sold Date **06-Feb-26**Distance **0.12km****8 ANDERSON ROAD SUNSHINE VIC  
3020**

2 2 1

Sold Price

**\$680,000**Sold Date **25-Mar-25**Distance **0.37km****9/19 MAYNE STREET SUNSHINE  
WEST VIC 3020**

3 2 2

Sold Price

**\$620,000**Sold Date **10-Aug-25**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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