

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

2/131 DURHAM ROAD 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Aug 2025

to

31 Jul 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

2/19 HINKLER STREET BRAYBROOK VIC 3019	\$890,000	29-May-26
6 HIGH STREET SUNSHINE VIC 3020	\$850,100	06-Jun-26
111A WRIGHT STREET SUNSHINE VIC 3020	\$820,000	04-Jun-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: 28 August 2026

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2/19 HINKLER STREET BRAYBROOK VIC 3019

 4
  3
  2

Sold Price

^{RS} **\$890,000** Sold Date **29-May-26**

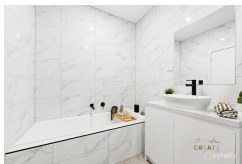
Distance **1.95km**


6 HIGH STREET SUNSHINE VIC 3020

 4
  2
  2

Sold Price

^{RS} **\$850,100** Sold Date **06-Jun-26**

Distance **1.31km**


111A WRIGHT STREET SUNSHINE VIC 3020

 4
  3
  1

Sold Price

^{RS} **\$820,000** Sold Date **04-Jun-26**

Distance **0.84km**
RS = Recent sale

UN = Undisclosed Sale

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