

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

20 GILSON PLACE 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

\$760,000

&

\$800,000

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

6/28 BURNETT AVENUE BRAYBROOK VIC 3019	\$797,000	16-Jun-26
40 PEBBLESTONE STREET SUNSHINE NORTH VIC 3020	\$795,000	01-Jun-26
3/2 COLEMAN STREET MAIDSTONE VIC 3012	\$795,000	14-May-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: 13 August 2026

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**6/28 BURNETT AVENUE
BRAYBROOK VIC 3019**

 3  2  2

Sold Price

\$797,000

Sold Date

16-Jun-26

Distance

0.93km



**40 PEBBLESTONE STREET
SUNSHINE NORTH VIC 3020**

 3  2  1

Sold Price

^{RS} **\$795,000**

Sold Date

01-Jun-26

Distance

2.56km



**3/2 COLEMAN STREET
MAIDSTONE VIC 3012**

 3  2  2

Sold Price

\$795,000

Sold Date

14-May-26

Distance

3.11km

RS = Recent sale

UN = Undisclosed Sale

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