

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

311/254 HAMPSHIRE 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

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

410/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$510,000	02-Sep-25
203/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$500,000	27-Mar-25
512/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$500,000	16-May-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: 18 August 2026



410/254 HAMPSHIRE ROAD SUNSHINE VIC 3020

2 2 1

Sold Price

\$510,000

Sold Date **02-Sep-25**

Distance

0.01km



203/254 HAMPSHIRE ROAD SUNSHINE VIC 3020

2 2 1

Sold Price

\$500,000

Sold Date **27-Mar-25**

Distance

0.01km



512/254 HAMPSHIRE ROAD SUNSHINE VIC 3020

2 2 1

Sold Price

Sold Date **16-May-25**

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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