

3a Lynch Street, Sunshine Vic 3020



4 Bed 3 Bath 2 Car

Property Type: House

Indicative Selling Price

\$880,000 - \$940,000

Median House Price

29/07/2025 – 28/07/2026:

\$670,000

Comparable Properties



2A Rose Street, BRAYBROOK 3019 (REI)

4 Bed 3 Bath 2 Car

Price: \$940,000

Method: Private Sale

Date: 02/07/2026

Property Type: House (Res)

Agent Comments: Similar property. Inferior location.



3/16 Kingsford Street, BRAYBROCK 3019 (VG)

3 Bed - Bath - Car

Price: \$920,000

Method: Sale

Date: 31/05/2026

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Similar property. Inferior location.



3/62 Lily Street BRAYBROCK 3019 (REI/VG)

4 Bed 3 Bath 2 Car

Price: \$885,000

Method: Private Sale

Date: 18/03/2026

Property Type: Townhouse (Res)

Agent Comments: Inferior property. Inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3a Lynch Street, Sunshine Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$940,000

Median sale price

Median price \$670,000 Townhouse x Suburb Sunshine

Period - From 29/07/2025 to 28/07/2026 Source Property Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2A Rose Street, BRAYBROOK 3019	\$940,000	02/07/2026
3/16 Kingsford Street, BRAYBROCK 3019	\$920,000	31/05/2026
3/62 Lily Street BRAYBROCK 3019	\$885,000	18/03/2026

This Statement of Information was prepared on:

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