

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

42 ALICE STREET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$869,998

Property type

House

Suburb

Sunshine

Period-from

01 Jul 2025

to

30 Jun 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

1/9 WATT STREET SUNSHINE VIC 3020	\$720,000	16-Feb-26
45 HERTFORD ROAD SUNSHINE VIC 3020	\$690,000	26-May-26
72A HERTFORD ROAD SUNSHINE VIC 3020	\$755,000	13-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.~~

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1/9 WATT STREET SUNSHINE VIC 3020

 3  1  2

Sold Price

\$720,000

Sold Date

16-Feb-26

Distance

1.51km



45 HERTFORD ROAD SUNSHINE VIC 3020

 2  1  1

Sold Price

\$690,000

Sold Date

26-May-26

Distance

0.63km



72A HERTFORD ROAD SUNSHINE VIC 3020

 3  1  1

Sold Price

^{RS} **\$755,000**

Sold Date

13-Jun-26

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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