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	3/67-69 MONASH 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	$255,000	&	$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,000	Property type	Unit	Suburb	Sunshine
Period-from	01 Nov 2024	to	31 Oct 2025	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
8/10 NORMA STREET SUNSHINE VIC 3020	$292,500	31-Jul-25
5/10 NORMA STREET SUNSHINE VIC 3020	$300,000	03-Jun-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 November 2025

DouglasKay Estate Agents

Adrian Kay
P 9313 7888
M 0475 222 585
E akay@douglaskay.com.au



8/10 NORMA STREET SUNSHINE VIC 3020

1 1 1

Sold Price **$292,500** Sold Date **31-Jul-25**

Distance **0.51km**



5/10 NORMA STREET SUNSHINE VIC 3020

1 1 1

Sold Price **$300,000** Sold Date **03-Jun-25**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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