

## 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

27 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sunshine North

Period-from

01 Oct 2024

to

30 Sep 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 33 SHADOWBOX COURT SUNSHINE NORTH VIC 3020      | \$740,000 | 07-Aug-25 |
| 42 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020    | \$730,000 | 13-May-25 |
| 21 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020 | \$738,888 | 02-Oct-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: 13 October 2025

# AREA SPECIALIST

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## 33 SHADOWBOX COURT SUNSHINE NORTH VIC 3020

3 2 2

Sold Price **\$740,000** Sold Date **07-Aug-25**

Distance **0.28km**



## 42 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020

3 2 2

Sold Price **\$730,000** Sold Date **13-May-25**

Distance **0.28km**



## 21 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020

3 2 1

Sold Price <sup>RS</sup> **\$738,888** Sold Date **02-Oct-25**

Distance **0km**

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

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