

## 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

29 VICTOR STREET 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Sunshine North

Period-from

01 Sep 2024

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 59 PHOENIX STREET SUNSHINE NORTH VIC 3020  | \$780,000 | 07-Feb-25 |
| 14 ESSEX STREET SUNSHINE NORTH VIC 3020    | \$820,000 | 10-Feb-25 |
| 32 SANDFORD AVENUE SUNSHINE NORTH VIC 3020 | \$810,000 | 23-Aug-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: 23 September 2025



**59 PHOENIX STREET SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price **\$780,000** Sold Date **07-Feb-25**

Distance **0.13km**



**14 ESSEX STREET SUNSHINE  
NORTH VIC 3020**

3 1 4

Sold Price **\$820,000** Sold Date **10-Feb-25**

Distance **0.4km**



**32 SANDFORD AVENUE SUNSHINE  
NORTH VIC 3020**

4 1 2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **23-Aug-25**

Distance **1.81km**

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

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