

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

38 WINGED FOOT DRIVE SUNSHINE NORTH 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,750

Property type

Unit

Suburb

Sunshine North

Period-from

01 Aug 2024

to

31 Jul 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

29 SHADOWBOX COURT SUNSHINE NORTH VIC 3020	\$750,000	10-Apr-25
42 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020	\$730,000	26-May-25
13 SHADOWBOX COURT SUNSHINE NORTH VIC 3020	\$685,000	13-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 August 2025



**29 SHADOWBOX COURT
 SUNSHINE NORTH VIC 3020**

 4  2  2

Sold Price **\$750,000** Sold Date **10-Apr-25**

Distance **0km**

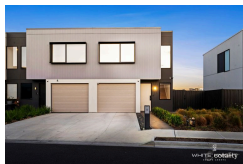


**42 WINGED FOOT DRIVE
 SUNSHINE NORTH VIC 3020**

 3  2  2

Sold Price ^{RS} **\$730,000** Sold Date **26-May-25**

Distance **0km**



**13 SHADOWBOX COURT
 SUNSHINE NORTH VIC 3020**

 3  2  1

Sold Price **\$685,000** Sold Date **13-Jun-25**

Distance **0km**

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

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