

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

4/22 Compton Parade, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$685,400 Property Type Unit Suburb Sunshine North

Period - From 01/07/2025 to 30/06/2026 Source REIV

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 six 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	22 Comley St SUNSHINE NORTH 3020	\$600,000	10/07/2026
2	1/32 Euroa Av SUNSHINE NORTH 3020	\$580,000	29/05/2026
3	2/77 Somerset Dr SUNSHINE NORTH 3020	\$599,000	19/04/2026

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 six months.~~

This Statement of Information was prepared on:

05/09/2026 14:29



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2026: \$685,400

Comparable Properties



22 Comley St SUNSHINE NORTH 3020 (REI/VG)

Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 10/07/2026

Property Type: House

Land Size: 535 sqm approx



1/32 Euroa Av SUNSHINE NORTH 3020 (REI/VG)

Agent Comments

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Price: \$580,000

Method: Private Sale

Date: 29/05/2026

Property Type: House



2/77 Somerset Dr SUNSHINE NORTH 3020 (VG)

Agent Comments

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Price: \$599,000

Method: Sale

Date: 19/04/2026

Property Type: House (Res)

Land Size: 306 sqm approx

Account - VICPROP | P: 03 8888 1011