

## 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 BUSCH 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sunshine North

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 9 BRADMAN STREET SUNSHINE NORTH VIC 3020     | \$781,500 | 28-Jun-25 |
| 55 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020 | \$845,000 | 15-Oct-25 |
| 27 BUSCH STREET SUNSHINE NORTH VIC 3020      | \$850,000 | 26-Jul-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: 12 November 2025



**9 BRADMAN STREET SUNSHINE  
NORTH VIC 3020**

3 1 3

Sold Price

**\$781,500**

Sold Date

**28-Jun-25**

Distance

**0.46km**



**55 WESTMORELAND ROAD  
SUNSHINE NORTH VIC 3020**

3 1 1

Sold Price

<sup>RS</sup> **\$845,000**

Sold Date

**15-Oct-25**

Distance

**0.53km**



**27 BUSCH STREET SUNSHINE  
NORTH VIC 3020**

3 2 1

Sold Price

**\$850,000**

Sold Date

**26-Jul-25**

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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