

## 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

56 SUFFOLK ROAD SUNSHINE NORTH VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

2/13 RUTH STREET SUNSHINE NORTH VIC 3020	\$655,000	20-Apr-24
31 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$780,000	13-Apr-24
1/19 TANIYHA PLACE SUNSHINE NORTH VIC 3020	\$690,000	11-Dec-24

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: 11 April 2025

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## 2/13 RUTH STREET SUNSHINE NORTH VIC 3020

2 1 1

Sold Price **\$655,000** Sold Date **20-Apr-24**

Distance **0.24km**



## 31 WARWICK ROAD SUNSHINE NORTH VIC 3020

3 2 2

Sold Price **\$780,000** Sold Date **13-Apr-24**

Distance **0.51km**



## 1/19 TANIYHA PLACE SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **\$690,000** Sold Date **11-Dec-24**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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