

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 6 Fawcett Street, Sunshine North, VIC 3020

Indicative selling price

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

Price Range

\$550,000

&

\$600,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Sunshine North (3020)

Period - From

05/01/2025

to

29/04/2025

Source

rpdata

Comparable property sales

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
3 HASSETT STREET, SUNSHINE NORTH VIC 3020	\$755,555	01/04/2025
23 WESTMORELAND ROAD, SUNSHINE NORTH VIC 3020	\$770,000	15/03/2025
137 NORTHUMBERLAND ROAD, SUNSHINE NORTH VIC 3020	\$780,000	17/04/2025

This Statement of Information was prepared on: 29/04/2025