

## 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 NOTTINGHAM 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

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Sunshine North

Period-from

01 Sep 2024

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 ESSEX STREET SUNSHINE NORTH VIC 3020  | \$872,000 | 20-Sep-25 |
| 22 ESSEX STREET SUNSHINE NORTH VIC 3020 | \$890,000 | 22-Jun-25 |
| 9 HARLEY STREET SUNSHINE NORTH VIC 3020 | \$883,000 | 29-Mar-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: 23 September 2025



**7 ESSEX STREET SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price

RS

**\$872,000**

Sold Date

**20-Sep-25**

Distance

**0.07km**



**22 ESSEX STREET SUNSHINE  
NORTH VIC 3020**

4 2 1

Sold Price

**\$890,000**

Sold Date

**22-Jun-25**

Distance

**0.16km**



**9 HARLEY STREET SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price

**\$883,000**

Sold Date

**29-Mar-25**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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