

## 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

63 CAMPERDOWN AVENUE 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

\$620,000

&

\$680,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 72 SANDFORD AVENUE SUNSHINE NORTH VIC 3020 | \$675,000 | 31-May-25 |
| 8 TUDOR ROAD SUNSHINE NORTH VIC 3020       | \$650,000 | 15-Sep-25 |
| 13 EUROA AVENUE SUNSHINE NORTH VIC 3020    | \$695,000 | 30-Sep-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: 19 November 2025



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**72 SANDFORD AVENUE SUNSHINE NORTH VIC 3020** Sold Price **\$675,000** Sold Date **31-May-25**

3 1 2

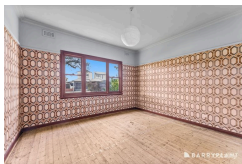
Distance **0.28km**



**8 TUDOR ROAD SUNSHINE NORTH VIC 3020** Sold Price <sup>RS</sup> **\$650,000** Sold Date **15-Sep-25**

3 1 -

Distance **0.97km**



**13 EUROA AVENUE SUNSHINE NORTH VIC 3020** Sold Price <sup>RS</sup> **\$695,000** <sup>UN</sup> Sold Date **30-Sep-25**

3 1 1

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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