

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

8 Balcombe Street, Sunshine North Vic 3020

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$859,000

Property Type House

Suburb Sunshine North

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 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
1	7 Essex St SUNSHINE NORTH 3020	\$872,000	20/09/2025
2	34 Ernest St SUNSHINE 3020	\$1,100,000	01/09/2025
3	19 Albert St SUNSHINE NORTH 3020	\$1,210,000	12/07/2025

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 six months.~~

This Statement of Information was prepared on:

04/12/2025 19:56

8 Balcombe Street, Sunshine North Vic 3020

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Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2025: \$859,000

Comparable Properties



7 Essex St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$872,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx



34 Ernest St SUNSHINE 3020 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 662 sqm approx



19 Albert St SUNSHINE NORTH 3020 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 490 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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