

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 GERALD STREET SUNSHINE NORTH VIC 3020

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sunshine North

Period-from

01 Oct 2024

to

30 Sep 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

1 HOLEHOUSE STREET SUNSHINE NORTH VIC 3020	\$825,000	21-Mar-25
27 BUSCH STREET SUNSHINE NORTH VIC 3020	\$850,000	26-Jul-25
58 CARY STREET SUNSHINE NORTH VIC 3020	\$772,000	17-May-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: 17 October 2025



1 HOLEHOUSE STREET SUNSHINE NORTH VIC 3020

Sold Price

\$825,000

Sold Date

21-Mar-25

3

2

3

Distance

0.2km



27 BUSCH STREET SUNSHINE NORTH VIC 3020

Sold Price

\$850,000

Sold Date

26-Jul-25

3

2

1

Distance

0.83km



58 CARY STREET SUNSHINE NORTH VIC 3020

Sold Price

\$772,000

Sold Date

17-May-25

3

2

6

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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