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	4 BUSCH 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	$800,000	&	$850,000

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
9 BRADMAN STREET SUNSHINE NORTH VIC 3020	$781,500	28-Jun-25
55 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	$845,000	15-Oct-25
27 BUSCH STREET SUNSHINE NORTH VIC 3020	$850,000	26-Jul-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: 12 November 2025

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9 BRADMAN STREET SUNSHINE NORTH VIC 3020

3 1 3

Sold Price **$781,500** Sold Date **28-Jun-25**

Distance **0.46km**



55 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price RS **$845,000** Sold Date **15-Oct-25**

Distance **0.53km**



27 BUSCH STREET SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **$850,000** Sold Date **26-Jul-25**

Distance **0.22km**

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

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