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	9 RUTH 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$776,000	Property type	House	Suburb	Sunshine North
Period-from	01 Feb 2025	to	31 Jan 2026	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
122 WARWICK ROAD SUNSHINE NORTH VIC 3020	$720,000	24-Feb-26
16 BUSCH STREET SUNSHINE NORTH VIC 3020	$721,000	04-Oct-25
175 MCINTYRE ROAD SUNSHINE NORTH VIC 3020	$735,000	23-Dec-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: 26 February 2026

DouglasKay Estate Agents

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122 WARWICK ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price RS $720,000 Sold Date 24-Feb-26

Distance 0.59km



16 BUSCH STREET SUNSHINE NORTH VIC 3020

4 2 2

Sold Price $721,000 Sold Date 04-Oct-25

Distance 0.69km



175 MCINTYRE ROAD SUNSHINE NORTH VIC 3020

3 1 2

Sold Price $735,000 Sold Date 23-Dec-25

Distance 1.49km

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

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