

## 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 PERENNIAL DRIVE 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

\$781,500

Property type

Land

Suburb

Sunshine North

Period-from

01 May 2025

to

30 Apr 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

85 HALONG DRIVE SUNSHINE NORTH VIC 3020	\$550,000	16-Feb-26
19 MINERAL TERRACE SUNSHINE NORTH VIC 3020	\$680,000	30-Jan-26

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: 11 May 2026

**85 HALONG DRIVE SUNSHINE  
NORTH VIC 3020**

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Sold Price **\$550,000** Sold Date **16-Feb-26**Distance **0.27km****19 MINERAL TERRACE SUNSHINE  
NORTH VIC 3020**

- - -

Sold Price **\$680,000** Sold Date **30-Jan-26**Distance **0.28km****RS** = Recent sale      **UN** = Undisclosed Sale

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