

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

6 BROOKER COURT 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

\$690,000

&

\$750,000

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

2 BERRY STREET SUNSHINE NORTH VIC 3020	\$720,000	19-Mar-25
2 LANCASTER STREET SUNSHINE NORTH VIC 3020	\$750,000	19-Jun-25
8 GARNET STREET SUNSHINE NORTH VIC 3020	\$675,000	18-Aug-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.~~

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2 BERRY STREET SUNSHINE NORTH VIC 3020

 3  1  2

Sold Price **\$720,000** Sold Date **19-Mar-25**

Distance **0.81km**

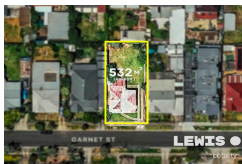


2 LANCASTER STREET SUNSHINE NORTH VIC 3020

 3  1  2

Sold Price **\$750,000** Sold Date **19-Jun-25**

Distance **0.55km**



8 GARNET STREET SUNSHINE NORTH VIC 3020

 -  -  1

Sold Price ^{RS} **\$675,000** Sold Date **18-Aug-25**

Distance **0.78km**

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

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