

## 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

2/128 SUFFOLK ROAD 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

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Aug 2025

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 3/16 FAWCETT STREET SUNSHINE NORTH VIC 3020 | \$625,100 | 22-May-26 |
| 2/77 SOMERSET DRIVE SUNSHINE NORTH VIC 3020 | \$599,000 | 19-Apr-26 |
| 1/32 EUROA AVENUE SUNSHINE NORTH VIC 3020   | \$580,000 | 15-May-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: 10 August 2026

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### 3/16 FAWCETT STREET SUNSHINE NORTH VIC 3020

Sold Price

**\$625,100**

Sold Date

**22-May-26**

 1

 1

 1

Distance

**0.92km**



### 2/77 SOMERSET DRIVE SUNSHINE NORTH VIC 3020

Sold Price

**\$599,000**

Sold Date

**19-Apr-26**

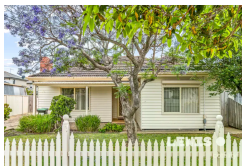
 3

 1

 1

Distance

**2.64km**



### 1/32 EUROA AVENUE SUNSHINE NORTH VIC 3020

Sold Price

**\$580,000**

Sold Date

**15-May-26**

 3

 1

 1

Distance

**1.99km**

RS = Recent sale

UN = Undisclosed Sale

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