

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

5 CUTTS 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2025

to

31 Mar 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

6 BROOKER COURT SUNSHINE NORTH VIC 3020	\$760,000	27-Nov-25
122 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$720,000	19-Feb-26
90 NORTHUMBERLAND ROAD SUNSHINE NORTH VIC 3020	\$780,000	06-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.~~

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**6 BROOKER COURT SUNSHINE
NORTH VIC 3020**

 3  1  2

Sold Price **\$760,000** Sold Date **27-Nov-25**

Distance **0.38km**



**122 WARWICK ROAD SUNSHINE
NORTH VIC 3020**

 3  1  1

Sold Price **\$720,000** Sold Date **19-Feb-26**

Distance **0.69km**



**90 NORTHUMBERLAND ROAD
SUNSHINE NORTH VIC 3020**

 3  1  3

Sold Price **\$780,000** Sold Date **06-Dec-25**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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