

## 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

27 WESTMORELAND 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

\$760,000

&

\$810,000

### 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
14 BUSCH STREET SUNSHINE NORTH VIC 3020	\$806,000	29-Nov-25
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 **0.56km**



**14 BUSCH STREET SUNSHINE  
 NORTH VIC 3020**

 3  1  1

Sold Price **\$806,000** Sold Date **29-Nov-25**

Distance **0.87km**



**90 NORTHUMBERLAND ROAD  
 SUNSHINE NORTH VIC 3020**

 3  1  3

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

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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