

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

6/93 BERKSHIRE ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Sep 2025

to

31 Aug 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

5/128 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$510,000	08-Mar-26
15/16 EASTCOTE STREET SUNSHINE NORTH VIC 3020	\$430,000	11-Aug-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.

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**5/128 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

 2  1  2

Sold Price

\$510,000

Sold Date

08-Mar-26

Distance

1.32km



**15/16 EASTCOTE STREET
SUNSHINE NORTH VIC 3020**

 2  1  1

Sold Price

^{RS} **\$430,000**

Sold Date

11-Aug-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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