

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jul 2025

to

30 Jun 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
3/2-4 CRADDOCK COURT SUNSHINE NORTH VIC 3020	\$585,000	05-Feb-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: 14 July 2026

Victor Hsu

M 0421 593 463

E vhsu@barryplant.com.au



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

 2  1  2

Sold Price

\$510,000

Sold Date **08-Mar-26**

Distance

0.01km



**3/2-4 CRADDOCK COURT
SUNSHINE NORTH VIC 3020**

 3  1  1

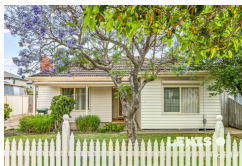
Sold Price

\$585,000

Sold Date **05-Feb-26**

Distance

0.97km



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

 3  1  1

Sold Price

\$580,000

Sold Date **15-May-26**

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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