

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

3/2-4 CRADDOCK COURT 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,400

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jan 2025

to

31 Dec 2025

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 HAMMOND STREET SUNSHINE NORTH VIC 3020	\$560,000	01-Sep-25
2/107 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$600,000	08-Sep-25
34 EASTCOTE STREET SUNSHINE NORTH VIC 3020	\$635,000	08-Sep-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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3/16 HAMMOND STREET SUNSHINE Sold Price **\$560,000** Sold Date **01-Sep-25**
NORTH VIC 3020

 3  1  1

Distance **0.59km**



2/107 WARWICK ROAD SUNSHINE Sold Price **\$600,000** Sold Date **08-Sep-25**
NORTH VIC 3020

 2  2  1

Distance **0.42km**



34 EASTCOTE STREET SUNSHINE Sold Price **\$635,000** Sold Date **08-Sep-25**
NORTH VIC 3020

 3  2  1

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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