

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 FORD AVENUE 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

\$780,000

&

\$830,000

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 COMPTON PARADE SUNSHINE NORTH VIC 3020	\$840,000	14-Mar-26
39 FORD AVENUE SUNSHINE NORTH VIC 3020	\$813,000	26-Nov-25
15 GODFREY AVENUE SUNSHINE NORTH VIC 3020	\$780,000	08-Nov-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.~~

This Statement of Information was prepared on: 01 April 2026

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**6 COMPTON PARADE SUNSHINE
 NORTH VIC 3020**

 3  2  2

Sold Price

^{RS} **\$840,000**

Sold Date

14-Mar-26

Distance

1.09km



**39 FORD AVENUE SUNSHINE
 NORTH VIC 3020**

 3  1  1

Sold Price

\$813,000

Sold Date

26-Nov-25

Distance

0.35km



**15 GODFREY AVENUE SUNSHINE
 NORTH VIC 3020**

 4  1  2

Sold Price

\$780,000

Sold Date

08-Nov-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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