

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

3/16 FAWCETT STREET 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

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

1/4 GODFREY AVENUE SUNSHINE NORTH VIC 3020	\$596,000	28-Jan-26
3/2-4 CRADDOCK COURT SUNSHINE NORTH VIC 3020	\$585,000	05-Feb-26
1/24 PLYMOUTH CLOSE SUNSHINE NORTH VIC 3020	\$590,000	18-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.~~

This Statement of Information was prepared on: 20 April 2026

Victor Hsu

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**1/4 GODFREY AVENUE SUNSHINE
NORTH VIC 3020**

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Sold Price

\$596,000

Sold Date

28-Jan-26

Distance

1.12km**3/2-4 CRADDOCK COURT
SUNSHINE NORTH VIC 3020**

🛏️ 3 🚿 1 🚗 1

Sold Price

\$585,000

Sold Date

05-Feb-26

Distance

0.15km**1/24 PLYMOUTH CLOSE SUNSHINE
NORTH VIC 3020**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$590,000

Sold Date

18-Dec-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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