

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

1/72 FERNDAL 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

\$585,000

&

\$640,000

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

2/14 ROSEWALL STREET SUNSHINE NORTH VIC 3020	\$640,000	16-Jul-26
1/32 EUROA AVENUE SUNSHINE NORTH VIC 3020	\$580,000	15-May-26
1/77 SOMERSET DRIVE SUNSHINE NORTH VIC 3020	\$635,000	12-Mar-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: 03 September 2026

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**2/14 ROSEWALL STREET
SUNSHINE NORTH VIC 3020**

 3  2  1

Sold Price **\$640,000** Sold Date **16-Jul-26**

Distance **0.18km**



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

 3  1  1

Sold Price **\$580,000** Sold Date **15-May-26**

Distance **0.46km**



**1/77 SOMERSET DRIVE SUNSHINE
NORTH VIC 3020**

 3  1  1

Sold Price **\$635,000** Sold Date **12-Mar-26**

Distance **1.36km**

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

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