

## 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 MANSFIELD AVENUE SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1 METHERRALL STREET SUNSHINE NORTH VIC 3020 | \$715,000 | 26-Apr-26 |
| 8 COOKE AVENUE SUNSHINE NORTH VIC 3020      | \$720,000 | 09-May-26 |
| 6 BRADMAN STREET SUNSHINE NORTH VIC 3020    | \$730,000 | 29-Jul-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: 10 September 2026

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**1 METHERRALL STREET SUNSHINE  
NORTH VIC 3020**

 3  2  2

Sold Price

**\$715,000**

Sold Date **26-Apr-26**

Distance **0.25km**



**8 COOKE AVENUE SUNSHINE  
NORTH VIC 3020**

 3  1  1

Sold Price

**\$720,000**

Sold Date **09-May-26**

Distance **0.39km**



**6 BRADMAN STREET SUNSHINE  
NORTH VIC 3020**

 4  1  2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **29-Jul-26**

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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