

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

1/4 GODFREY 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

\$570,000

&

\$610,000

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

2/3 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$605,000	24-Sep-25
2/107 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$600,000	08-Sep-25
1/24 PLYMOUTH CLOSE SUNSHINE NORTH VIC 3020	\$590,000	06-Jan-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: 13 January 2026

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**2/3 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

 2  2  1

Sold Price **\$605,000** Sold Date **24-Sep-25**

Distance **1.06km**



**2/107 WARWICK ROAD SUNSHINE
NORTH VIC 3020**

 2  2  1

Sold Price **\$600,000** Sold Date **08-Sep-25**

Distance **0.79km**



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

 2  1  1

Sold Price ^{RS} **\$590,000** Sold Date **06-Jan-26**

Distance **0.8km**

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

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