

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
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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.

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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

^{RS}

\$590,000 Sold Date **06-Jan-26**

Distance **0.8km**

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

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