

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 WALSH 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Sunshine North

Period-from

01 Jul 2025

to

30 Jun 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

6 COMPTON PARADE SUNSHINE NORTH VIC 3020	\$840,000	14-Mar-26
11 COMPTON PARADE SUNSHINE NORTH VIC 3020	\$865,000	18-Apr-26
12 GARNET STREET SUNSHINE NORTH VIC 3020	\$895,000	07-May-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: 15 July 2026



**6 COMPTON PARADE SUNSHINE
NORTH VIC 3020**

3 2 2

Sold Price **\$840,000** Sold Date **14-Mar-26**

Distance **0.56km**



**11 COMPTON PARADE SUNSHINE
NORTH VIC 3020**

3 1 1

Sold Price **\$865,000** Sold Date **18-Apr-26**

Distance **0.62km**



**12 GARNET STREET SUNSHINE
NORTH VIC 3020**

3 1 -

Sold Price **\$895,000** Sold Date **07-May-26**

Distance **0.64km**

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

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