

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

13 TROON CRESCENT 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

\$760,000

&

\$820,000

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

1A CUMBERLAND STREET SUNSHINE NORTH VIC 3020	\$850,000	07-Sep-26
1/16 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$850,000	24-Mar-26
42 WILTSHIRE STREET SUNSHINE NORTH VIC 3020	\$735,000	28-Aug-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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**1A CUMBERLAND STREET
SUNSHINE NORTH VIC 3020**

 4  1  4

Sold Price

^{RS}

\$850,000

Sold Date

07-Sep-26

Distance

0.55km



**1/16 ROMSEY AVENUE SUNSHINE
NORTH VIC 3020**

 4  3  1

Sold Price

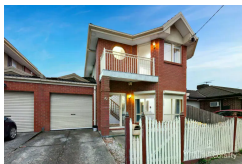
\$850,000

Sold Date

24-Mar-26

Distance

2.05km



**42 WILTSHIRE STREET SUNSHINE
NORTH VIC 3020**

 3  2  1

Sold Price

^{RS}

\$735,000

Sold Date

28-Aug-26

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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