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<br>Including suburb and postcode | 18 BUSCH 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 | $745,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $791,000 | Property type | House | Suburb | Sunshine North |
| Period-from | 01 Aug 2025 | to | 31 Jul 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 |
|---|---|---|
| 122 WARWICK ROAD SUNSHINE NORTH VIC 3020 | $720,000 | 19-Feb-26 |
| 15 WILLEY STREET SUNSHINE NORTH VIC 3020 | $767,000 | 28-Apr-26 |
| 2 SIMPSON STREET SUNSHINE NORTH VIC 3020 | $735,000 | 08-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.~~

This Statement of Information was prepared on: 14 August 2026

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**122 WARWICK ROAD SUNSHINE NORTH VIC 3020**

3 1 1

Sold Price **$720,000** Sold Date **19-Feb-26**

Distance **0.25km**

**15 WILLEY STREET SUNSHINE NORTH VIC 3020**

3 1 2

Sold Price **$767,000** Sold Date **28-Apr-26**

Distance **0.42km**

**2 SIMPSON STREET SUNSHINE NORTH VIC 3020**

3 1 1

Sold Price RS **$735,000** Sold Date **08-Aug-26**

Distance **0.58km**

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

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