

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

3 KINGSMEAD CLOSE 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

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Sunshine North

Period-from

01 Oct 2025

to

30 Sep 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

78 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$900,000	24-Jun-26
26 SIMPSON STREET SUNSHINE NORTH VIC 3020	\$950,000	26-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: 05 October 2026


**78 WESTMORELAND ROAD
SUNSHINE NORTH VIC 3020**
 3  1  1

Sold Price **\$900,000** Sold Date **24-Jun-26**

Distance **1.92km**

**26 SIMPSON STREET SUNSHINE
NORTH VIC 3020**
 3  1  1

Sold Price **\$950,000** Sold Date **26-May-26**

Distance **1.7km**
RS = Recent sale

UN = Undisclosed Sale

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