

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

34 Simpson Street, Sunshine North, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$650,000

&

\$700,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Sunshine North (3020)

Period - From

16/10/2025

to

02/04/2026

Source

RP Data

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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	19/02/2026
16 HOAD STREET, SUNSHINE NORTH VIC 3020	\$751,000	29/01/2026
6 LAURIE AVENUE SUNSHINE NORTH VIC 3020	\$690,000	20/11/2025

This Statement of Information was prepared on: 02/04/2026