

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

8 BAYNTON AVENUE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,500

Property type

House

Suburb

Sunshine North

Period-from

01 Jun 2025

to

31 May 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 FORD AVENUE SUNSHINE NORTH VIC 3020	\$770,000	22-Apr-26
15 WILLEY STREET SUNSHINE NORTH VIC 3020	\$767,000	03-May-26
12 FAWCETT STREET SUNSHINE NORTH VIC 3020	\$770,000	15-Jan-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: 04 June 2026



**6 FORD AVENUE SUNSHINE
NORTH VIC 3020**

4 2 1

Sold Price

^{RS}

\$770,000

Sold Date

22-Apr-26

Distance

0.33km



**15 WILLEY STREET SUNSHINE
NORTH VIC 3020**

3 1 2

Sold Price

^{RS}

\$767,000

Sold Date

03-May-26

Distance

0.92km



**12 FAWCETT STREET SUNSHINE
NORTH VIC 3020**

3 1 1

Sold Price

\$770,000

Sold Date

15-Jan-26

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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