

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

3/9 EDNA 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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

3/16 FAWCETT STREET SUNSHINE NORTH VIC 3020	\$625,100	22-May-26
1/6 RUTH STREET SUNSHINE NORTH VIC 3020	\$678,000	20-Apr-26
2/28 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$628,000	21-Mar-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: 30 June 2026



**3/16 FAWCETT STREET SUNSHINE
NORTH VIC 3020**

Sold Price

\$625,100

Sold Date **22-May-26**

1 1 1

Distance **0.3km**



**1/6 RUTH STREET SUNSHINE
NORTH VIC 3020**

Sold Price

\$678,000

Sold Date **20-Apr-26**

2 - -

Distance **0.5km**



**2/28 ROMSEY AVENUE SUNSHINE
NORTH VIC 3020**

Sold Price

^{RS} **\$628,000**

Sold Date **21-Mar-26**

2 1 1

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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