

## 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

58 DUNKELD AVENUE SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$791,000

Property type

House

Suburb

Sunshine North

Period-from

01 Sep 2025

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 30 DUNKELD AVENUE SUNSHINE NORTH VIC 3020 | \$740,000 | 04-Mar-26 |
| 14 BAYNTON AVENUE SUNSHINE NORTH VIC 3020 | \$780,000 | 16-Apr-26 |
| 6 FORD AVENUE SUNSHINE NORTH VIC 3020     | \$770,000 | 18-Apr-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: 01 September 2026

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**30 DUNKELD AVENUE SUNSHINE  
NORTH VIC 3020**

 3  1  3

Sold Price

**\$740,000**

Sold Date **04-Mar-26**

Distance

**0.23km**



**14 BAYNTON AVENUE SUNSHINE  
NORTH VIC 3020**

 3  1  1

Sold Price

**\$780,000**

Sold Date **16-Apr-26**

Distance

**0.4km**



**6 FORD AVENUE SUNSHINE  
NORTH VIC 3020**

 3  2  1

Sold Price

**\$770,000**

Sold Date **18-Apr-26**

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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