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 GERALD 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	$750,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Sunshine North
Period-from	01 Oct 2024	to	30 Sep 2025	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
1 HOLEHOUSE STREET SUNSHINE NORTH VIC 3020	$825,000	21-Mar-25
27 BUSCH STREET SUNSHINE NORTH VIC 3020	$850,000	26-Jul-25
58 CARY STREET SUNSHINE NORTH VIC 3020	$772,000	17-May-25

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: 17 October 2025

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1 HOLEHOUSE STREET SUNSHINE NORTH VIC 3020

3 2 3

Sold Price **$825,000** Sold Date **21-Mar-25**

Distance **0.2km**



27 BUSCH STREET SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **$850,000** Sold Date **26-Jul-25**

Distance **0.83km**



58 CARY STREET SUNSHINE NORTH VIC 3020

3 2 6

Sold Price **$772,000** Sold Date **17-May-25**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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