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	2/88 WESTMORELAND ROAD 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	$595,000	&	$625,000

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
1/93 CUMBERLAND STREET SUNSHINE NORTH VIC 3020	$620,000	07-Dec-25
2/19 BLACKMORE STREET SUNSHINE NORTH VIC 3020	$610,000	18-Apr-26
4/19 BLACKMORE STREET SUNSHINE NORTH VIC 3020	$608,000	17-May-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: 11 June 2026

CONSUMER AFFAIRS VICTORIA

26.06.26

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1/93 CUMBERLAND STREET SUNSHINE NORTH VIC 3020

2 2 1

Sold Price **$620,000** Sold Date **07-Dec-25**

Distance **0.76km**



2/19 BLACKMORE STREET SUNSHINE NORTH VIC 3020

2 2 1

Sold Price RS **$610,000** Sold Date **18-Apr-26**

Distance **0km**



4/19 BLACKMORE STREET SUNSHINE NORTH VIC 3020

2 2 1

Sold Price RS **$608,000** UN Sold Date **17-May-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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