

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

4/12 SUFFOLK 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Mar 2025

to

28 Feb 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

4/4 GARNET STREET SUNSHINE NORTH VIC 3020	\$550,000	05-Nov-25
3/2-4 CRADDOCK COURT SUNSHINE NORTH VIC 3020	\$585,000	05-Feb-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 March 2026



4/4 GARNET STREET SUNSHINE NORTH VIC 3020

 2  1  1

Sold Price **\$550,000** Sold Date **05-Nov-25**

Distance **0.32km**



3/2-4 CRADDOCK COURT SUNSHINE NORTH VIC 3020

 3  1  1

Sold Price **\$585,000** Sold Date **05-Feb-26**

Distance **0.52km**

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

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