

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

1/4 MANSFIELD AVENUE 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

\$790,000

&

\$840,000

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

1/16 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$850,000	31-Mar-26
34 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020	\$822,000	10-Jan-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: 16 June 2026



**1/16 ROMSEY AVENUE SUNSHINE
 NORTH VIC 3020**

 4  3  1

Sold Price

^{RS} **\$850,000**

Sold Date

31-Mar-26

Distance

0.34km



**34 WINGED FOOT DRIVE
 SUNSHINE NORTH VIC 3020**

 4  3  2

Sold Price

\$822,000

Sold Date

10-Jan-26

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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