

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

1/16 ROMSEY 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,000

Property type

Other

Suburb

Sunshine North

Period-from

01 Feb 2025

to

31 Jan 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

36 PEBBLESTONE STREET SUNSHINE NORTH VIC 3020	\$803,000	28-Jan-26
37 MEADOWBANK DRIVE SUNSHINE NORTH VIC 3020	\$840,000	07-Oct-25
9A MCLEOD STREET SUNSHINE NORTH VIC 3020	\$870,000	12-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: 25 February 2026



**36 PEBBLESTONE STREET
SUNSHINE NORTH VIC 3020**

3 2 1

Sold Price

^{RS} **\$803,000**

Sold Date **28-Jan-26**

Distance **0.62km**



**37 MEADOWBANK DRIVE
SUNSHINE NORTH VIC 3020**

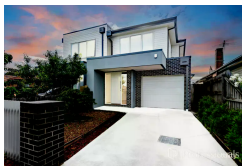
4 2 -

Sold Price

\$840,000

Sold Date **07-Oct-25**

Distance **0.63km**



**9A MCLEOD STREET SUNSHINE
NORTH VIC 3020**

4 3 1

Sold Price

\$870,000

Sold Date **12-Jan-26**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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