

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

1/32 EUROA 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Dec 2024

to

30 Nov 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

1/9 ROSEWALL STREET SUNSHINE NORTH VIC 3020	\$618,888	08-Jul-25
2/14 TUDOR ROAD SUNSHINE NORTH VIC 3020	\$693,000	22-Nov-25
1/14 ROSEWALL STREET SUNSHINE NORTH VIC 3020	\$700,000	10-Oct-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: 19 December 2025



**1/9 ROSEWALL STREET SUNSHINE
NORTH VIC 3020**

3 1 1

Sold Price

\$618,888

Sold Date

08-Jul-25

Distance

0.6km



**2/14 TUDOR ROAD SUNSHINE
NORTH VIC 3020**

3 2 1

Sold Price

^{RS} **\$693,000**

Sold Date

22-Nov-25

Distance

0.48km



**1/14 ROSEWALL STREET
SUNSHINE NORTH VIC 3020**

3 2 2

Sold Price

\$700,000

Sold Date

10-Oct-25

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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