

# 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

10 Vickers Way, Sunshine North Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$781,750 Property Type House Suburb Sunshine North

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 six 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	2/79 Phoenix St SUNSHINE NORTH 3020	\$690,000	01/12/2025
2			
3			

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 six months.

This Statement of Information was prepared on:

24/03/2026 16:03



3 bedrooms 2 bathrooms 1 car

Property Type: House  
Agent Comments

Indicative Selling Price  
\$680,000 - \$720,000  
Median House Price  
Year ending December 2025: \$781,750

## Comparable Properties



2/79 Phoenix St SUNSHINE NORTH 3020 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 4 cars

Price: \$690,000  
Method: Private Sale  
Date: 01/12/2025  
Property Type: House

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 six months.