

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

34 TROON CRESCENT 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2025

to

31 Mar 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

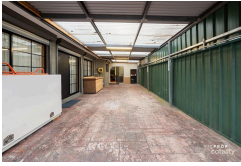
38 TROON CRESCENT SUNSHINE NORTH VIC 3020	\$1,130,000	26-Nov-25
4 TUDOR ROAD SUNSHINE NORTH VIC 3020	\$1,025,000	23-Nov-25

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.

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**38 TROON CRESCENT SUNSHINE
NORTH VIC 3020**

 4  3  4

Sold Price

\$1,130,000

Sold Date **26-Nov-25**

Distance **0.04km**



**4 TUDOR ROAD SUNSHINE NORTH
VIC 3020**

 4  3  2

Sold Price

\$1,025,000

Sold Date **23-Nov-25**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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