

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

1/141 GLENGALA ROAD SUNSHINE WEST 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

Unit

Suburb

Sunshine West

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

2/19 RAYMOND STREET SUNSHINE WEST VIC 3020	\$647,000	08-Nov-25
9/19 MAYNE STREET SUNSHINE WEST VIC 3020	\$620,000	10-Aug-25
62 ESMOND STREET ARDEER VIC 3022	\$660,000	22-Dec-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: 04 February 2026

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2/19 RAYMOND STREET SUNSHINE WEST VIC 3020 Sold Price **\$647,000** Sold Date **08-Nov-25**

 3  2  2

Distance **0.15km**



9/19 MAYNE STREET SUNSHINE WEST VIC 3020 Sold Price **\$620,000** Sold Date **10-Aug-25**

 3  2  2

Distance **1.12km**



62 ESMOND STREET ARDEER VIC 3022 Sold Price ^{RS} **\$660,000** Sold Date **22-Dec-25**

 3  1  1

Distance **2.15km**

RS = Recent sale **UN** = Undisclosed Sale

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