

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

2/12 TRACEY TERRACE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jul 2025

to

30 Jun 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

1/11 RAYMOND STREET SUNSHINE WEST VIC 3020	\$760,000	26-Mar-26
3/19 LINKS STREET SUNSHINE WEST VIC 3020	\$750,000	27-May-26
7 GIONG LANE SUNSHINE WEST VIC 3020	\$748,000	27-Apr-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: 30 July 2026



1/11 RAYMOND STREET SUNSHINE WEST VIC 3020

 4  2  1

Sold Price

\$760,000

Sold Date **26-Mar-26**

Distance **1.74km**



3/19 LINKS STREET SUNSHINE WEST VIC 3020

 3  3  1

Sold Price

^{RS} **\$750,000**

Sold Date **27-May-26**

Distance **1.48km**



7 GIONG LANE SUNSHINE WEST VIC 3020

 4  2  2

Sold Price

\$748,000

Sold Date **27-Apr-26**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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