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 BOA COURT 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$781,250	Property type	House	Suburb	Sunshine West
Period-from	01 Aug 2025	to	31 Jul 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
58 GRESHAM WAY SUNSHINE WEST VIC 3020	$720,000	30-Jul-26
2 ADA COURT SUNSHINE WEST VIC 3020	$727,000	29-Jul-26
5 EVELYN CRESCENT SUNSHINE WEST VIC 3020	$700,000	22-May-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: 21 August 2026

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58 GRESHAM WAY SUNSHINE WEST VIC 3020

3 2 -

Sold Price RS $720,000 Sold Date 30-Jul-26

Distance 0.57km



2 ADA COURT SUNSHINE WEST VIC 3020

4 3 2

Sold Price RS $727,000 Sold Date 29-Jul-26

Distance 0.73km



5 EVELYN CRESCENT SUNSHINE WEST VIC 3020

3 1 1

Sold Price $700,000 Sold Date 22-May-26

Distance 0.76km

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

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