

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Sunshine West

Period-from

01 Sep 2025

to

31 Aug 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

3/19 LINKS STREET SUNSHINE WEST VIC 3020	\$750,000	27-May-26
4A YOUNG STREET SUNSHINE WEST VIC 3020	\$710,000	08-Jul-26
2/11 RAYMOND STREET SUNSHINE WEST VIC 3020	\$700,000	12-Jun-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: 14 September 2026



**3/19 LINKS STREET SUNSHINE
WEST VIC 3020**

 3  3  1

Sold Price

^{RS}

\$750,000

Sold Date

27-May-26

Distance

1.48km



**4A YOUNG STREET SUNSHINE
WEST VIC 3020**

 3  2  1

Sold Price

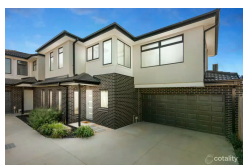
\$710,000

Sold Date

08-Jul-26

Distance

1.91km



**2/11 RAYMOND STREET SUNSHINE
WEST VIC 3020**

 3  2  2

Sold Price

\$700,000

Sold Date

12-Jun-26

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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