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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Sunshine West
Period-from	01 Mar 2025	to	28 Feb 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
2/7 ESTELLE STREET SUNSHINE WEST VIC 3020	$627,000	12-Mar-26
2/19 RAYMOND STREET SUNSHINE WEST VIC 3020	$647,000	08-Nov-25
4/48 SELWYN STREET ALBION VIC 3020	$607,500	06-Oct-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: 21 March 2026

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2/7 ESTELLE STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price RS **$627,000** Sold Date **12-Mar-26**

Distance **0.22km**



2/19 RAYMOND STREET SUNSHINE WEST VIC 3020

3 2 2

Sold Price **$647,000** Sold Date **08-Nov-25**

Distance **0.15km**



4/48 SELWYN STREET ALBION VIC 3020

3 1 1

Sold Price **$607,500** Sold Date **06-Oct-25**

Distance **1.04km**

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

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