

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

2/14 MARCIA STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 May 2025

to

30 Apr 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

2/17 ESTELLE STREET SUNSHINE WEST VIC 3020	\$710,000	18-Mar-26
1/13 HALL STREET SUNSHINE WEST VIC 3020	\$648,000	11-Apr-26
1/141 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$640,000	20-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: 20 May 2026

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**2/17 ESTELLE STREET SUNSHINE
 WEST VIC 3020**

 3  2  2

Sold Price **\$710,000** Sold Date **18-Mar-26**

Distance **0.43km**



**1/13 HALL STREET SUNSHINE
 WEST VIC 3020**

 3  1  1

Sold Price ^{RS} **\$648,000** Sold Date **11-Apr-26**

Distance **0.21km**



**1/141 GLENGALA ROAD SUNSHINE
 WEST VIC 3020**

 3  1  2

Sold Price ^{RS} **\$640,000** Sold Date **20-Apr-26**

Distance **0.17km**

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

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