

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

3/6 HENDRY 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Oct 2024

to

30 Sep 2025

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

3/75 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$475,000	02-May-25
7 HENSBERGH PLACE SUNSHINE WEST VIC 3020	\$474,000	12-Sep-25
2/32 MAILEY STREET SUNSHINE WEST VIC 3020	\$462,500	31-May-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: 09 October 2025

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**3/75 GLENGALA ROAD SUNSHINE
WEST VIC 3020**
 2  1  1

Sold Price

\$475,000

Sold Date **02-May-25**

Distance **0.46km**

**7 HENSBERGH PLACE SUNSHINE
WEST VIC 3020**
 2  1  1

Sold Price

^{RS} **\$474,000**

Sold Date **12-Sep-25**

Distance **1.69km**

**2/32 MAILEY STREET SUNSHINE
WEST VIC 3020**
 2  1  1

Sold Price

\$462,500

Sold Date **31-May-25**

Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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