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 ARNOLD 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	$790,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	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
7 GREGORY STREET SUNSHINE WEST VIC 3020	$820,000	14-Mar-26
141 HILMA STREET SUNSHINE WEST VIC 3020	$820,000	07-Nov-25
23 FREMONT PARADE SUNSHINE WEST VIC 3020	$811,000	02-Nov-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: 24 March 2026

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7 GREGORY STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price RS **$820,000** Sold Date **14-Mar-26**

Distance **0.61km**



141 HILMA STREET SUNSHINE WEST VIC 3020

3 2 2

Sold Price **$820,000** Sold Date **07-Nov-25**

Distance **1.88km**



23 FREMONT PARADE SUNSHINE WEST VIC 3020

4 2 -

Sold Price **$811,000** Sold Date **02-Nov-25**

Distance **1.18km**

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

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