

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

1/31 WHITESIDES AVENUE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Nov 2024

to

31 Oct 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

1/12 FRANK STREET SUNSHINE WEST VIC 3020	\$595,000	11-Oct-25
4/48 SELWYN STREET ALBION VIC 3020	\$607,500	06-Oct-25
18 DERRIMUT STREET ALBION VIC 3020	\$632,000	27-Aug-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: 18 November 2025

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1/12 FRANK STREET SUNSHINE WEST VIC 3020

 3  1  1

Sold Price

^{RS} \$595,000

Sold Date

11-Oct-25

Distance

0.26km



4/48 SELWYN STREET ALBION VIC 3020

 3  1  1

Sold Price

\$607,500

Sold Date

06-Oct-25

Distance

1.05km



18 DERRIMUT STREET ALBION VIC 3020

 3  1  1

Sold Price

\$632,000

Sold Date

27-Aug-25

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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