

## 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

96 HALL STREET SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jul 2025

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 276 WRIGHT STREET SUNSHINE WEST VIC 3020  | \$808,000 | 17-Apr-26 |
| 4 ST ANDREW STREET SUNSHINE WEST VIC 3020 | \$825,000 | 28-May-26 |
| 5 JAMES STREET SUNSHINE WEST VIC 3020     | \$843,000 | 02-Feb-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.~~

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### 276 WRIGHT STREET SUNSHINE WEST VIC 3020

 3  1  2

Sold Price **\$808,000** Sold Date **17-Apr-26**

Distance **1.28km**



### 4 ST ANDREW STREET SUNSHINE WEST VIC 3020

 3  1  -

Sold Price **\$825,000** Sold Date **28-May-26**

Distance **1.83km**



### 5 JAMES STREET SUNSHINE WEST VIC 3020

 3  1  2

Sold Price **\$843,000** Sold Date **02-Feb-26**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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