

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

42 ARMSTRONG 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sunshine West

Period-from

01 Apr 2025

to

31 Mar 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

13 FRASER STREET SUNSHINE VIC 3020	\$860,000	15-Feb-26
32 RAYMOND STREET SUNSHINE WEST VIC 3020	\$905,000	11-Apr-26
20 CANNON STREET SUNSHINE VIC 3020	\$900,000	06-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: 30 April 2026



13 FRASER STREET SUNSHINE VIC 3020

 3  1  1

Sold Price

\$860,000

Sold Date

15-Feb-26

Distance

0.59km



32 RAYMOND STREET SUNSHINE WEST VIC 3020

 3  1  2

Sold Price

^{RS} **\$905,000**

Sold Date

11-Apr-26

Distance

0.89km



20 CANNON STREET SUNSHINE VIC 3020

 3  1  1

Sold Price

^{RS} **\$900,000**

Sold Date

06-Apr-26

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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