

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

3/38 LINKS 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jul 2024

to

30 Jun 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

3/30 SUSPENSION STREET ARDEER VIC 3022	\$522,000	13-Jun-25
2/83 MAXWELD STREET ARDEER VIC 3022	\$525,000	07-Mar-25
1/72 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	\$505,000	08-Nov-24

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: 25 July 2025



3/30 SUSPENSION STREET ARDEER VIC 3022

2 1 1

Sold Price

RS

\$522,000

Sold Date

13-Jun-25

Distance

0.78km



2/83 MAXWELD STREET ARDEER VIC 3022

2 1 1

Sold Price

\$525,000

Sold Date

07-Mar-25

Distance

1.3km



1/72 WHITESIDES AVENUE SUNSHINE WEST VIC 3020

2 1 1

Sold Price

\$505,000

Sold Date

08-Nov-24

Distance

0.91km



2/26 MAILEY STREET SUNSHINE WEST VIC 3020

2 1 1

Sold Price

\$400,000

Sold Date

03-Feb-25

Distance

0.55km



3/8A HENDRY STREET SUNSHINE WEST VIC 3020

2 1 1

Sold Price

\$440,000

Sold Date

15-Mar-25

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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