

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

45B 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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,500

Property type

Other

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

106B GLENGALA ROAD SUNSHINE WEST VIC 3020	\$973,000	14-Jun-25
2B KINNANE CRESCENT SUNSHINE VIC 3020	\$930,000	04-Jul-25
30 LAROOOL CRESCENT SUNSHINE WEST VIC 3020	\$825,000	25-Oct-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.~~

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106B GLENGALA ROAD SUNSHINE WEST VIC 3020 Sold Price **\$973,000** Sold Date **14-Jun-25**

4 2 1

Distance **0.5km**



2B KINNANE CRESCENT SUNSHINE VIC 3020 Sold Price **\$930,000** Sold Date **04-Jul-25**

4 2 1

Distance **1.82km**



30 LAROO CRESCENT SUNSHINE WEST VIC 3020 Sold Price ^{RS} **\$825,000** Sold Date **25-Oct-25**

4 2 2

Distance **1.03km**

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

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