

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 McCoubrie Avenue, Sunshine West, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$700,000

&

\$750,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Sunshine West (3020)

Period - From

03/02/2026

to

03/08/2026

Source

corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
11 DRINKWATER CRESCENT, SUNSHINE WEST VIC 3020	\$725,000	25/07/2026
3 AMORE DRIVE, SUNSHINE WEST VIC 3020	\$725,000	25/06/2026
1 MORRISON CRESCENT, SUNSHINE WEST VIC 3020	\$702,000	27/06/2026

This Statement of Information was prepared on: 03/08/2026