

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

1 Valletta Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$651,000 Property Type Townhouse Suburb Sunshine West

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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 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
1	3/11 Raymond St SUNSHINE WEST 3020	\$750,000	06/02/2026
2	2/100 Links St SUNSHINE WEST 3020	\$675,000	11/10/2025
3	3 Dante Dr SUNSHINE WEST 3020	\$750,000	04/10/2025

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 six months.~~

This Statement of Information was prepared on: 02/03/2026 19:31



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
02/03/2025 - 01/03/2026: \$651,000

Comparable Properties



3/11 Raymond St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 06/02/2026
Property Type: Townhouse (Single)



2/100 Links St SUNSHINE WEST 3020 (REI/VG)

Agent Comments



Price: \$675,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)



3 Dante Dr SUNSHINE WEST 3020 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Account - RT Edgar Whitehorse | P: 03 9888 9966