

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

6 LUZON WAY 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Mar 2025

to

28 Feb 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

7 HENSBERGH PLACE SUNSHINE WEST VIC 3020	\$474,000	02-Sep-25
165A DAVID DRIVE SUNSHINE WEST VIC 3020	\$460,000	28-Feb-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: 02 March 2026



**7 HENSBERGH PLACE SUNSHINE
WEST VIC 3020**

2 1 1

Sold Price

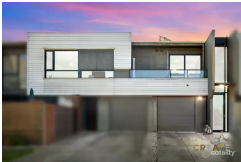
\$474,000

Sold Date

02-Sep-25

Distance

0.59km



**165A DAVID DRIVE SUNSHINE
WEST VIC 3020**

2 2 1

Sold Price

^{RS} **\$460,000**

Sold Date

28-Feb-26

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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