

## 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

117 JOAN STREET SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Sunshine West

Period-from

01 Feb 2025

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 40 MURRAY STREET SUNSHINE WEST VIC 3020 | \$930,000 | 14-Nov-25 |
| 114 JOAN STREET SUNSHINE WEST VIC 3020  | \$937,000 | 04-Oct-25 |
| 19 NORTON STREET SUNSHINE WEST VIC 3020 | \$961,000 | 13-Sep-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.~~

This Statement of Information was prepared on: 24 February 2026



**40 MURRAY STREET SUNSHINE WEST VIC 3020**

 3  1  1

Sold Price **\$930,000** Sold Date **14-Nov-25**

Distance **1.05km**



**114 JOAN STREET SUNSHINE WEST VIC 3020**

 3  2  2

Sold Price **\$937,000** Sold Date **04-Oct-25**

Distance **0.07km**



**19 NORTON STREET SUNSHINE WEST VIC 3020**

 4  2  2

Sold Price **\$961,000** Sold Date **13-Sep-25**

Distance **1.25km**

RS = Recent sale      UN = Undisclosed Sale

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