

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

3/111 GLENGALA ROAD 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

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

5/31 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$715,000	04-Dec-24
2/1 RIPON STREET SUNSHINE VIC 3020	\$695,000	01-Jul-25
3/1 RIPON STREET SUNSHINE VIC 3020	\$700,000	16-Sep-24

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: 17 February 2026



5/31 BARDSLEY STREET SUNSHINE WEST VIC 3020 Sold Price **\$715,000** Sold Date **04-Dec-24**

 3  2  2

Distance **0.59km**



2/1 RIPON STREET SUNSHINE VIC 3020 Sold Price **\$695,000** Sold Date **01-Jul-25**

 3  2  2

Distance **0.68km**



3/1 RIPON STREET SUNSHINE VIC 3020 Sold Price **\$700,000** Sold Date **16-Sep-24**

 3  2  2

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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