

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

2/7 ESTELLE STREET 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

\$590,000

&

\$649,000

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

1/31 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	\$595,000	05-Dec-25
1/19 MURRAY STREET SUNSHINE WEST VIC 3020	\$595,000	09-Dec-25
18 DERRIMUT STREET ALBION VIC 3020	\$632,000	27-Aug-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: 12 February 2026



**1/31 WHITESIDES AVENUE
 SUNSHINE WEST VIC 3020**

 3  1  1

Sold Price **\$595,000** Sold Date **05-Dec-25**

Distance **0.52km**



**1/19 MURRAY STREET SUNSHINE
 WEST VIC 3020**

 3  1  1

Sold Price Sold Date **09-Dec-25**

Distance **0.59km**



**18 DERRIMUT STREET ALBION VIC
 3020**

 3  1  1

Sold Price **\$632,000** Sold Date **27-Aug-25**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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