

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

2/6 DALEY 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Apr 2025

to

31 Mar 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

3/22 LORNA CRESCENT SUNSHINE WEST VIC 3020	\$654,500	28-Mar-26
159 THE AVENUE SUNSHINE WEST VIC 3020	\$650,000	22-Nov-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 April 2026



3/22 LORNA CRESCENT SUNSHINE WEST VIC 3020 Sold Price ^{RS} **\$654,500** Sold Date **28-Mar-26**

2 2 1

Distance **0.7km**



159 THE AVENUE SUNSHINE WEST VIC 3020 Sold Price **\$650,000** Sold Date **22-Nov-25**

3 2 2

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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