

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

5 EVELYN CRESCENT 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

\$640,000

&

\$690,000

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

2/17 ESTELLE STREET SUNSHINE WEST VIC 3020	\$710,000	31-Mar-26
1/141 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$640,000	20-Apr-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: 22 April 2026



**2/17 ESTELLE STREET SUNSHINE
WEST VIC 3020**

 3  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

31-Mar-26

Distance

0.74km



**1/141 GLENGALA ROAD SUNSHINE
WEST VIC 3020**

 3  1  2

Sold Price

^{RS} **\$640,000**

Sold Date

20-Apr-26

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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