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<br>Including suburb and postcode | 17 CAWOOD DRIVE 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 | $620,000 | & | $650,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $700,000 | Property type | House | Suburb | Sunshine West |
| Period-from | 01 Oct 2024 | to | 30 Sep 2025 | 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 |
|---|---|---|
| 18 MARCHANT CRESCENT SUNSHINE WEST VIC 3020 | $665,000 | 25-Jun-25 |
| 14 WARMINGTON ROAD SUNSHINE WEST VIC 3020 | $650,000 | 14-Jun-25 |
| 51 GLENGALA ROAD SUNSHINE WEST VIC 3020 | $640,000 | 05-Jun-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: 20 October 2025



CONSUMER AFFAIRS VICTORIA