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	1/12 FRANK 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	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Sunshine West
Period-from	01 Sep 2024	to	31 Aug 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
2/11 MENTHA STREET SUNSHINE WEST VIC 3020	$600,000	26-Mar-25
1/40 JOAN STREET SUNSHINE WEST VIC 3020	$590,000	21-Mar-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: 16 September 2025

DouglasKay Estate Agents

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2/11 MENTHA STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price **$600,000** Sold Date **26-Mar-25**

Distance **0.26km**



1/40 JOAN STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price **$590,000** Sold Date **21-Mar-25**

Distance **0.54km**

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

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