

## 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

1/75 GLENGALA ROAD SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

3/38 ARMSTRONG STREET SUNSHINE WEST VIC 3020	\$610,000	29-Apr-25
2/11 MENTHA STREET SUNSHINE WEST VIC 3020	\$600,000	11-Apr-25
3 VELES STREET SUNSHINE WEST VIC 3020	\$630,000	05-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: 03 June 2025

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## 3/38 ARMSTRONG STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price

**\$610,000**

Sold Date

**29-Apr-25**

Distance

**0.28km**



## 2/11 MENTHA STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**11-Apr-25**

Distance

**1.3km**



## 3 VELES STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**05-Mar-25**

Distance

**2.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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