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 MERRIVALE AVENUE 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	$995,000	&	$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	House	Suburb	Sunshine West
Period-from	01 Sep 2025	to	31 Aug 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
47 EUROPA BEND SUNSHINE WEST VIC 3020	$901,000	18-Jul-26
76 THE AVENUE SUNSHINE WEST VIC 3020	$1,139,000	18-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: 10 September 2026

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47 EUROPA BEND SUNSHINE WEST VIC 3020

3 2 2

Sold Price RS $901,000 Sold Date 18-Jul-26

Distance 0.49km

76 THE AVENUE SUNSHINE WEST VIC 3020

5 2 2

Sold Price $1,139,000 Sold Date 18-Apr-26

Distance 0.65km

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

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