

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 13/10/26

Property offered for sale

Address
Including suburb and
postcode

14 MORRISON CRESCENT SUNSHINE WEST VIC 3020

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	3	1	4	106m ²	580m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$690,000

&

\$730,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$785,000	Property type	House	Suburb	Sunshine West
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
31 LEARMONTH CRESCENT SUNSHINE WEST VIC 3020	\$710,000	25-Apr-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	2	2	113m ²	597m ²

Comparable property 2

Address	Sale price	Date of sale
70 WARMINGTON ROAD SUNSHINE WEST VIC 3020	\$700,000	08-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	1	-	103m ²	575m ²

Comparable property 3

Address	Sale price	Date of sale
1 MORRISON CRESCENT SUNSHINE WEST VIC 3020	\$702,000	27-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	1	3	80m ²	692m ²

Reason there are fewer than three comparable properties

☐

~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



**31 LEARMONTH CRESCENT
SUNSHINE WEST VIC 3020**

HOUSE

3

2

2

597m²

113m²

Sold Price

\$710,000

Sold Date

25-Apr-26

Distance

0.66km



**70 WARMINGTON ROAD
SUNSHINE WEST VIC 3020**

HOUSE

4

1

-

575m²

103m²

Sold Price

\$700,000

Sold Date

08-Aug-26

Distance

0.31km



**1 MORRISON CRESCENT SUNSHINE
WEST VIC 3020**

HOUSE

3

1

3

692m²

80m²

Sold Price

\$702,000

Sold Date

27-Jun-26

Distance

0.14km



**37 WARMINGTON ROAD
SUNSHINE WEST VIC 3020**

HOUSE

3

1

2

551m²

105m²

Sold Price

^{RS} **\$590,000**

Sold Date

04-Sep-26

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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3 MCCOUBRIE AVENUE SUNSHINE WEST VIC 3020

HOUSE

3

1

1

633m²

106m²

Distance

0.37km

Sold Price

^{RS}

\$690,000

Sold Date

14-Sep-26



3 IVORY COURT SUNSHINE WEST VIC 3020

HOUSE

3

1

1

843m²

117m²

Distance

0.39km

Sold Price

\$710,000

Sold Date

24-Jul-26



11 BUCKINGHAM CRESCENT SUNSHINE WEST VIC 3020

HOUSE

3

1

-

635m²

106m²

Distance

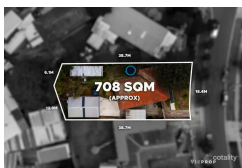
0.55km

Sold Price

\$770,000

Sold Date

15-Jun-26



16 BENNETT STREET SUNSHINE WEST VIC 3020

HOUSE

3

1

1

709m²

-

Distance

0.65km

Sold Price

\$738,000

Sold Date

06-Jun-26

RS = Recent sale

UN = Undisclosed Sale

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**1 BOYLE COURT SUNSHINE WEST
VIC 3020**

HOUSE

3

1

2

568m²

117m²

Distance

0.65km

Sold Price

\$595,000

Sold Date

28-May-26



**32 LEARMONTH CRESCENT
SUNSHINE WEST VIC 3020**

HOUSE

3

1

3

613m²

102m²

Distance

0.65km

Sold Price

\$695,000

Sold Date

08-Apr-26



**4 JONES COURT SUNSHINE WEST
VIC 3020**

HOUSE

3

1

1

729m²

99m²

Distance

0.88km

Sold Price

^{RS} **\$725,000**

Sold Date

27-Jul-26



**3 ARMOUR COURT SUNSHINE
WEST VIC 3020**

HOUSE

3

1

1

655m²

114m²

Distance

0.66km

Sold Price

\$725,000

Sold Date

25-May-26

RS = Recent sale

UN = Undisclosed Sale

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**1 MOURELL STREET SUNSHINE
WEST VIC 3020**

HOUSE

3

1

2

612m²

107m²

Distance

1.11km

Sold Price

\$735,000

Sold Date

26-May-26



**11 DRINKWATER CRESCENT
SUNSHINE WEST VIC 3020**

HOUSE

3

1

3

610m²

106m²

Distance

0.89km

Sold Price

\$725,000

Sold Date

25-Jul-26

RS = Recent sale

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