

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

3 Kay Court, Sunshine West Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$790,000

Property Type

House

Suburb

Sunshine West

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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 six 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
1	27 Killeen St SUNSHINE WEST 3020	\$765,000	23/05/2026
2	2 Deed Ct SUNSHINE WEST 3020	\$715,000	04/03/2026
3	61 Talintyre Rd SUNSHINE WEST 3020	\$725,000	15/01/2026

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 six months.~~

This Statement of Information was prepared on:

29/05/2026 16:49



 3  1  4

Property Type: House (Res)

Land Size: 678 sqm approx

Agent Comments

3 bedroom home, 1 bathroom house. It offers 4 car spaces and sits on a 681m² lot.

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2026: \$790,000

Comparable Properties



27 Killeen St SUNSHINE WEST 3020 (REI)

 3  1  1

Price: \$765,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Inferior internal, smaller land size

2 Deed Ct SUNSHINE WEST 3020 (VG)

 3  -  -

Price: \$715,000

Method: Sale

Date: 04/03/2026

Property Type: House (Res)

Land Size: 661 sqm approx

Agent Comments

Comparable layout, inferior internal, similar block size



61 Talintyre Rd SUNSHINE WEST 3020 (REI/VG)

 3  1  1

Price: \$725,000

Method: Sold Before Auction

Date: 15/01/2026

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Comparable floorplan, inferior internal and smaller land size