

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

4 SIMMIE 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,250

Property type

House

Suburb

Sunshine West

Period-from

01 Aug 2025

to

31 Jul 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

31 KOSKY STREET SUNSHINE WEST VIC 3020	\$865,000	31-Jul-26
14 MCGREGOR COURT SUNSHINE WEST VIC 3020	\$945,000	05-Jun-26
42 ARMSTRONG STREET SUNSHINE WEST VIC 3020	\$905,000	01-Jun-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: 26 August 2026



31 KOSKY STREET SUNSHINE WEST VIC 3020

 4
  1
  2

Sold Price

^{RS}

\$865,000

Sold Date

31-Jul-26

Distance

0.46km



14 MCGREGOR COURT SUNSHINE WEST VIC 3020

 4
  2
  2

Sold Price

\$945,000

Sold Date

05-Jun-26

Distance

1.89km



42 ARMSTRONG STREET SUNSHINE WEST VIC 3020

 4
  1
  2

Sold Price

^{RS}

\$905,000

Sold Date

01-Jun-26

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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