

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 79 Joan Street, Sunshine West, Vic 3020

Indicative selling price

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

range between \$800,000 & \$850,000

Median sale price

Median price \$777,000 Property type House Suburb Sunshine West

Period - From 01/05/2026 to 31/07/2026 Source  PropTrack

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
94 Whitesides Avenue, Sunshine West, VIC 3020	\$855,000	23/05/2026
132 Murray Street, Sunshine West, VIC 3020	\$853,000	18/07/2026
251 Glengala Road, Sunshine West, VIC 3020	\$875,000	13/03/2026

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: 13/08/2026