

# 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 36 Valentine Crescent, Sunshine West Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$625,000

### Median sale price

Median price \$685,000 Property Type House Suburb Sunshine West

Period - From 01/01/2024 to 31/12/2024 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	19 Hall St SUNSHINE WEST 3020	\$551,000	18/02/2025
2	249 Glengala Rd SUNSHINE WEST 3020	\$675,000	15/02/2025
3	10 Mccoubrie Av SUNSHINE WEST 3020	\$605,000	30/01/2025

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: 04/03/2025 16:57



**Property Type:** House (Res)  
**Land Size:** 642 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$625,000  
**Median House Price**  
Year ending December 2024: \$685,000

## Comparable Properties



**19 Hall St SUNSHINE WEST 3020 (REI)**

**Agent Comments**



**Price:** \$551,000  
**Method:** Private Sale  
**Date:** 18/02/2025  
**Property Type:** House  
**Land Size:** 615 sqm approx



**249 Glengala Rd SUNSHINE WEST 3020 (REI)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 15/02/2025  
**Property Type:** House  
**Land Size:** 696 sqm approx



**10 Mccoubrie Av SUNSHINE WEST 3020 (REI)**

**Agent Comments**



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 30/01/2025  
**Property Type:** House  
**Land Size:** 639 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655