

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

1/12 FRANK 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/11 MENTHA STREET SUNSHINE WEST VIC 3020	\$600,000	26-Mar-25
1/40 JOAN STREET SUNSHINE WEST VIC 3020	\$590,000	21-Mar-25

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: 16 September 2025



**2/11 MENTHA STREET SUNSHINE
WEST VIC 3020**

3 2 1

Sold Price **\$600,000** Sold Date **26-Mar-25**

Distance **0.26km**



**1/40 JOAN STREET SUNSHINE
WEST VIC 3020**

3 1 1

Sold Price **\$590,000** Sold Date **21-Mar-25**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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