

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

18 PELISTER PLACE 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

41A NICHOLSON PARADE SUNSHINE WEST VIC 3020	\$760,000	03-Apr-25
39A NICHOLSON PARADE SUNSHINE WEST VIC 3020	\$680,000	14-Apr-25
3 VELES STREET SUNSHINE WEST VIC 3020	\$630,000	05-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: 28 April 2025

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**41A NICHOLSON PARADE
SUNSHINE WEST VIC 3020**

 3  2  1

Sold Price

^{RS}

\$760,000

Sold Date

03-Apr-25

Distance

1.23km



**39A NICHOLSON PARADE
SUNSHINE WEST VIC 3020**

 3  2  1

Sold Price

^{RS}

\$680,000

Sold Date

14-Apr-25

Distance

1.24km



**3 VELES STREET SUNSHINE WEST
VIC 3020**

 3  2  1

Sold Price

^{RS}

\$630,000

Sold Date

05-Mar-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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