

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

202/11 CHAMPA ROAD 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2024

to

31 May 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

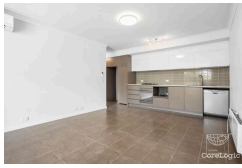
Date of sale

4 FORTE WALK SUNSHINE WEST VIC 3020	\$390,000	17-Mar-25
171A DAVID DRIVE SUNSHINE WEST VIC 3020	\$360,000	22-Apr-25
41 FONTANA CLOSE SUNSHINE WEST VIC 3020	\$428,000	23-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: 10 June 2025



4 FORTE WALK SUNSHINE WEST VIC 3020

 1  1  1

Sold Price

\$390,000

Sold Date

17-Mar-25

Distance

0.05km



171A DAVID DRIVE SUNSHINE WEST VIC 3020

 1  1  1

Sold Price

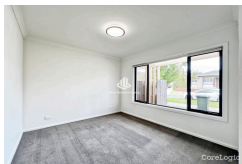
\$360,000

Sold Date

22-Apr-25

Distance

0.84km



41 FONTANA CLOSE SUNSHINE WEST VIC 3020

 2  1  1

Sold Price

\$428,000

Sold Date

23-Mar-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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