

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

39 Ridgeway Parade, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Sunshine West

Period - From

01/07/2025

to

30/06/2026

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	1/28 Links St SUNSHINE WEST 3020	\$596,000	08/08/2026
2	2/137 Glengala Rd SUNSHINE WEST 3020	\$610,000	18/05/2026
3	2/27 Ainsworth St SUNSHINE WEST 3020	\$600,000	18/03/2026

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:

24/08/2026 14:56



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
Year ending June 2026: \$810,000

Comparable Properties

1/28 Links St SUNSHINE WEST 3020 (REI)

Agent Comments

3 1 1

Price: \$596,000
Method:
Date: 08/08/2026
Property Type: House

2/137 Glengala Rd SUNSHINE WEST 3020 (REI)

Agent Comments

2 2 1

Price: \$610,000
Method:
Date: 18/05/2026
Property Type: House

2/27 Ainsworth St SUNSHINE WEST 3020 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method:
Date: 18/03/2026
Property Type: House