

## 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

2 OAKES COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sunshine West

Period-from

01 Mar 2025

to

28 Feb 2026

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

34 NICHOLSON PARADE SUNSHINE WEST VIC 3020	\$775,000	18-Oct-25
60 TALINTYRE ROAD SUNSHINE WEST VIC 3020	\$767,000	25-Oct-25
79 WARMINGTON ROAD SUNSHINE WEST VIC 3020	\$760,000	12-Nov-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.~~

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**34 NICHOLSON PARADE  
SUNSHINE WEST VIC 3020**

 3  1  1

Sold Price **\$775,000** Sold Date **18-Oct-25**

Distance **0.47km**



**60 TALINTYRE ROAD SUNSHINE  
WEST VIC 3020**

 3  2  1

Sold Price **\$767,000** Sold Date **25-Oct-25**

Distance **0.44km**



**79 WARMINGTON ROAD  
SUNSHINE WEST VIC 3020**

 3  1  2

Sold Price **\$760,000** Sold Date **12-Nov-25**

Distance **0.82km**

RS = Recent sale      UN = Undisclosed Sale

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