

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

133 SUNSHINE ROAD WEST FOOTSCRAY VIC 3012

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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,500

Property type

House

Suburb

West Footscray

Period-from

01 Aug 2025

to

31 Jul 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

7 FONTEIN STREET WEST FOOTSCRAY VIC 3012	\$930,000	09-May-26
38 ALMA STREET WEST FOOTSCRAY VIC 3012	\$905,000	21-Mar-26
23 BUSCH STREET WEST FOOTSCRAY VIC 3012	\$880,000	10-Jul-26

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: 13 August 2026



**7 FONTEIN STREET WEST
FOOTSCRAY VIC 3012**

5 3 2

Sold Price **\$930,000** Sold Date **09-May-26**

Distance **0.14km**



**38 ALMA STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$905,000** Sold Date **21-Mar-26**

Distance **0.81km**



**23 BUSCH STREET WEST
FOOTSCRAY VIC 3012**

3 2 -

Sold Price ^{RS} **\$880,000** Sold Date **10-Jul-26**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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