

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/4 SMART STREET, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Single price

or range between

\$440,000

&

\$460,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

SUNSHINE WEST

Period - From

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales

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

8/8A HENDRY STREET SUNSHINE WEST VIC 3020

\$450,000

08-Apr-25

3/6 HENDRY STREET SUNSHINE WEST VIC 3020

\$491,000

18-Nov-25

5/12-14 DRUMMARTIN STREET ALBION VIC 3020

\$472,500

17-Nov-25

This Statement of Information was prepared on: 8/05/2026