

# 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 40 Ardoyne Street, Sunshine Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$811,000 Property Type House Suburb Sunshine

Period - From 01/07/2024 to 30/06/2025 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	5/75 Glengala Rd SUNSHINE WEST 3020	\$540,000	05/09/2025
2	2/9 Watt St SUNSHINE 3020	\$577,000	31/08/2025
3			

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: 18/09/2025 09:55



3 bedrooms, 1 bathroom, 2 cars

Property Type: House

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median House Price

Year ending June 2025: \$811,000

### Comparable Properties



5/75 Glengala Rd SUNSHINE WEST 3020 (REI)

Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$540,000

Method: Private Sale

Date: 05/09/2025

Property Type: Townhouse (Single)



2/9 Watt St SUNSHINE 3020 (REI)

Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$577,000

Method: Private Sale

Date: 31/08/2025

Property Type: Unit

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.