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 MURRAY STREET SUNSHINE WEST VIC 3020

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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Sunshine West
Period-from	01 Oct 2024	to	30 Sep 2025	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
22 HILMA STREET SUNSHINE WEST VIC 3020	$845,000	24-Oct-25
42 CORELLA ROAD SUNSHINE WEST VIC 3020	$808,888	11-Oct-25
183 WRIGHT STREET SUNSHINE WEST VIC 3020	$827,000	25-Oct-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.~~

This Statement of Information was prepared on: 28 October 2025

Natalie Gallenti
M 0412506124
E ngallenti@barryplant.com.au



22 HILMA STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price RS $845,000 Sold Date 24-Oct-25

Distance 0.36km



42 CORELLA ROAD SUNSHINE WEST VIC 3020

3 1 2

Sold Price RS $808,888 Sold Date 11-Oct-25

Distance 0.47km



183 WRIGHT STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price RS $827,000 Sold Date 25-Oct-25

Distance 1.39km

RS = Recent sale **UN** = Undisclosed Sale

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