

STATEMENT OF INFORMATION

16 MAYNE STREET, SUNSHINE WEST, VIC 3020

PREPARED BY DANNY VO, LIVING VICTORIA PTY LTD, PHONE: 0450712455



LIVING VICTORIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 MAYNE STREET, SUNSHINE WEST, VIC 3 1 4

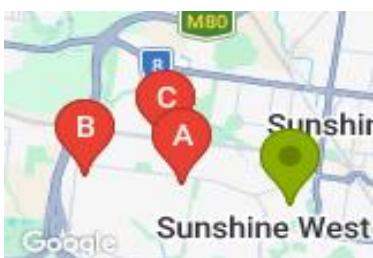
Indicative Selling Price

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

Price Range: \$950,000 to \$990,000

Provided by: Danny Vo, Living Victoria Pty Ltd

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$733,000

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 MURRAY ST, SUNSHINE WEST, VIC 3020

3 1 2

Sale Price

\$926,000

Sale Date: 08/11/2025

Distance from Property: 1.5km



114 JOAN ST, SUNSHINE WEST, VIC 3020

3 2 5

Sale Price

\$937,000

Sale Date: 04/10/2025

Distance from Property: 2.7km



18 ALDEN ST, SUNSHINE WEST, VIC 3020

3 1 3

Sale Price

\$987,000

Sale Date: 11/10/2025

Distance from Property: 1.9km



This report has been compiled on 02/02/2026 by Living Victoria Pty Ltd. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

16 MAYNE STREET, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Price Range:

\$950,000 to \$990,000

Median sale price

Median price	<div style="border: 1px solid black; padding: 5px; display: inline-block;">\$733,000</div>	Property type	<div style="border: 1px solid black; padding: 5px; display: inline-block;">House</div>	Suburb	<div style="border: 1px solid black; padding: 5px; display: inline-block;">SUNSHINE WEST</div>
Period	<div style="border: 1px solid black; padding: 5px; display: inline-block;">01 January 2025 to 31 December 2025</div>	Source	<div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;"> pricefinder</div>		

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

5 MURRAY ST, SUNSHINE WEST, VIC 3020	\$926,000	08/11/2025
114 JOAN ST, SUNSHINE WEST, VIC 3020	\$937,000	04/10/2025
18 ALDEN ST, SUNSHINE WEST, VIC 3020	\$987,000	11/10/2025

This Statement of Information was prepared on:

02/02/2026