

# 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

2/4 SMART STREET, SUNSHINE WEST, VIC 3020

### Indicative selling price

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

Single price

or range between

\$485,000

&

\$520,000

### Median sale price

Median price

\$623,068

Property Type

Unit

Suburb

SUNSHINE WEST

Period - From

18/06/2025

to

18/06/2026

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

4/28 RIDLEY STREET ALBION VIC 3020

\$315,000

11/05/2026

1/13 RIDLEY STREET ALBION VIC 3020

\$353,000

18/02/2026

7/13 RIDLEY STREET ALBION VIC 3020

\$353,000

19/02/2026

This Statement of Information was prepared on: 17/06/2026