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	1 BERWICK COURT 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	$820,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Sunshine West
Period-from	01 Mar 2025	to	28 Feb 2026	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
2 BERWICK COURT SUNSHINE WEST VIC 3020	$845,000	09-Aug-25
22 HILMA STREET SUNSHINE WEST VIC 3020	$845,000	21-Oct-25
42 CORELLA ROAD SUNSHINE WEST VIC 3020	$808,889	11-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: 16 March 2026

OBrien Real Estate

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2 BERWICK COURT SUNSHINE WEST VIC 3020

3 1 2

Sold Price **$845,000** Sold Date **09-Aug-25**

Distance **0.03km**



22 HILMA STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price Sold Date **21-Oct-25**

Distance **1.72km**



42 CORELLA ROAD SUNSHINE WEST VIC 3020

3 1 4

Sold Price **$808,889** Sold Date **11-Oct-25**

Distance **1.95km**

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

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