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	2 MARCIA 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	$890,000	&	$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Sunshine West
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
42 MAILEY STREET SUNSHINE WEST VIC 3020	$950,000	05-Jul-25
12 WENDY WAY SUNSHINE WEST VIC 3020	$870,000	14-Jun-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.

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42 MAILEY STREET SUNSHINE WEST VIC 3020

4 1 4

Sold Price RS $950,000 Sold Date 05-Jul-25

Distance 0.05km



12 WENDY WAY SUNSHINE WEST VIC 3020

3 1 2

Sold Price RS $870,000 Sold Date 14-Jun-25

Distance 0.66km

RS = Recent sale UN = Undisclosed Sale

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