

## 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

8 THYRA STREET SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2024

to

31 Mar 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

16 COUPER-ANGUS GROVE SUNSHINE VIC 3020	\$670,000	08-Feb-25
1 MOIRA STREET SUNSHINE VIC 3020	\$681,000	17-Oct-24
16 MOIRA STREET SUNSHINE VIC 3020	\$763,000	11-Feb-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: 15 April 2025



**16 COUPER-ANGUS GROVE  
SUNSHINE VIC 3020**

2 1 1

Sold Price **\$670,000** Sold Date **08-Feb-25**

Distance **0.6km**



**1 MOIRA STREET SUNSHINE VIC  
3020**

3 1 1

Sold Price **\$681,000** Sold Date **17-Oct-24**

Distance **0.26km**



**16 MOIRA STREET SUNSHINE VIC  
3020**

4 1 1

Sold Price **\$763,000** Sold Date **11-Feb-25**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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