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

4 THYRA STREET SUNSHINE 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 betwee	3900000	&	\$990,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$800.000	Property type	House	Suburb	Sunshine			

Median Frice	φουυ,υυυ	Flobe	erty type	nouse	Suburb	Sunsnine
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 MAYNE STREET SUNSHINE WEST VIC 3020	\$940,000	04-Mar-25		
9 DAKARA PLACE SUNSHINE WEST VIC 3020	\$950,000	12-Apr-25		
33 BOREHAM STREET SUNSHINE VIC 3020	\$960,000	18-Nov-24		

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: 24 April 2025



consumer.vic.gov.au

Douglas Kay

Peter Kay

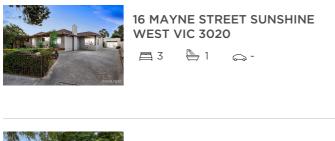
- P (03) 93126944
- M 0401532886

E peter@douglaskay.com.au

^{RS}\$940,000 Sold Date 04-Mar-25

Distance

0.32km



	9 DAKARA PLACE SUNSHINE WEST VIC 3020	Sold Price	^{RS} \$950,000 Sold Date	12-Apr-25
	🚍 4 🐣 2 👝 1		Distance	0.43km

Sold Price

	33 BOREHAM STREET SUNSHINE VIC 3020			Sold Price	\$960,000	Sold Date	18-Nov-24
	酉 4	2	Ģ ¹			Distance	0.54km

RS = Recent sale UN = Undisclosed Sale

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