

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

41A Nicholson Parade, Sunshine West, Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$630,000

&

\$680,000

Median sale price

Median price

\$672,500

Property type

House

Suburb

Sunshine West

Period - From

01/11/2024

to

31/01/2025

Source



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 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
123 Talintyre Road, Sunshine West, VIC 3020	\$641,500	09/01/2025
37 Gresham Way, Sunshine West, VIC 3020	\$675,500	28/08/2024
9 Paula Close, Sunshine West, VIC 3020	\$631,000	17/08/2024

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 six months.

This Statement of Information was prepared on: 11/02/2025