

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.

This Statement of Information was prepared on: 08 July 2025



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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