

## 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](https://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

<sup>RS</sup> **\$950,000**

Sold Date

**05-Jul-25**

Distance

**0.05km**



**12 WENDY WAY SUNSHINE WEST  
VIC 3020**

3 1 2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**14-Jun-25**

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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