

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 May 2024

to

30 Apr 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

8 THYRA STREET SUNSHINE VIC 3020	\$875,000	17-May-25
9 DAKARA PLACE SUNSHINE WEST VIC 3020	\$950,000	12-Apr-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: 23 May 2025



**8 THYRA STREET SUNSHINE VIC 3020**

3 1 -

Sold Price

<sup>RS</sup>

**\$875,000**

Sold Date

**17-May-25**

Distance

**0.03km**



**9 DAKARA PLACE SUNSHINE WEST VIC 3020**

4 2 1

Sold Price

<sup>RS</sup>

**\$950,000**

Sold Date

**12-Apr-25**

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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