

## 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

8 MALABAR CLOSE 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

\$670,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Sunshine West

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

|  |           |           |
|--|-----------|-----------|
| 23 SHELDON PLACE SUNSHINE WEST VIC 3020  | \$716,000 | 26-Mar-25 |
| 22 FREMONT PARADE SUNSHINE WEST VIC 3020 | \$717,000 | 20-Apr-25 |
| 5 LACHLAN ROAD SUNSHINE WEST VIC 3020    | \$665,000 | 20-Oct-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: 03 May 2025



**23 SHELDON PLACE SUNSHINE  
WEST VIC 3020**

3 1 2

Sold Price

<sup>RS</sup> **\$716,000** Sold Date **26-Mar-25**

Distance **0.13km**



**22 FREMONT PARADE SUNSHINE  
WEST VIC 3020**

3 1 -

Sold Price

<sup>RS</sup> **\$717,000** Sold Date **20-Apr-25**

Distance **0.14km**



**5 LACHLAN ROAD SUNSHINE  
WEST VIC 3020**

3 1 1

Sold Price

**\$665,000** Sold Date **20-Oct-24**

Distance **1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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