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<br>Including suburb and postcode | 9 BICKLEY COURT 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 | $680,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $700,000 | Property type | House | Suburb | Sunshine West |
| Period-from | 01 Oct 2024 | to | 30 Sep 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 22 FREMONT PARADE SUNSHINE WEST VIC 3020 | $717,000 | 09-Apr-25 |
| 35 HALL STREET SUNSHINE WEST VIC 3020 | $695,000 | 07-Nov-24 |
| 33 DINNELL STREET SUNSHINE WEST VIC 3020 | $715,000 | 11-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: 10 October 2025

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**22 FREMONT PARADE SUNSHINE WEST VIC 3020**

3 1 -

Sold Price **$717,000** Sold Date **09-Apr-25**

Distance **1.99km**



**35 HALL STREET SUNSHINE WEST VIC 3020**

3 1 -

Sold Price **$695,000** Sold Date **07-Nov-24**

Distance **2.17km**



**33 DINNELL STREET SUNSHINE WEST VIC 3020**

3 1 -

Sold Price **$715,000** Sold Date **11-Oct-24**

Distance **2.34km**

**RS** = Recent sale **UN** = Undisclosed Sale

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