

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

6 DINNELL 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2024

to

31 Oct 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

6 MALABAR CLOSE SUNSHINE WEST VIC 3020	\$744,000	28-Jun-25
3 TROY CLOSE SUNSHINE WEST VIC 3020	\$730,000	28-Jul-25
194 WRIGHT STREET SUNSHINE WEST VIC 3020	\$729,000	17-Jul-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: 07 November 2025

Phi Nguyen
P 8326 8888
M 0422778398
E pnguyen@barryplant.com.au



6 MALABAR CLOSE SUNSHINE WEST VIC 3020

 3  1  4

Sold Price **\$744,000** Sold Date **28-Jun-25**

Distance **0.18km**



3 TROY CLOSE SUNSHINE WEST VIC 3020

 3  1  2

Sold Price **\$730,000** Sold Date **28-Jul-25**

Distance **0.28km**



194 WRIGHT STREET SUNSHINE WEST VIC 3020

 3  1  1

Sold Price **\$729,000** Sold Date **17-Jul-25**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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