

## 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  
56 FONTANA CLOSE 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  \$890,000 &  \$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$722,500 Property type  House Suburb  Sunshine West  
Period-from  01 Feb 2025 to  31 Jan 2026 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
77 CALLAWAY BOULEVARD SUNSHINE WEST VIC 3020	\$854,000	08-Nov-25
63 DIOSMA AVENUE SUNSHINE WEST VIC 3020	\$892,000	25-Oct-25
40 MURRAY STREET SUNSHINE WEST VIC 3020	\$930,000	14-Nov-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: 02 February 2026

**77 CALLAWAY BOULEVARD  
SUNSHINE WEST VIC 3020**

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Sold Price

**\$854,000** Sold Date **08-Nov-25**Distance **0.4km****63 DIOSMA AVENUE SUNSHINE  
WEST VIC 3020**

3    2    2

Sold Price

**\$892,000** Sold Date **25-Oct-25**Distance **0.5km****40 MURRAY STREET SUNSHINE  
WEST VIC 3020**

3    1    1

Sold Price

**\$930,000** Sold Date **14-Nov-25**Distance **0.94km****RS** = Recent sale      **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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