

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

9 STANBURY 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sunshine West

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|--|-----------|-----------|
| 42 CORELLA ROAD SUNSHINE WEST VIC 3020 | \$808,889 | 11-Oct-25 |
| 6 DINNELL STREET SUNSHINE WEST VIC 3020 | \$760,000 | 06-Nov-25 |
| 56 FREMONT PARADE SUNSHINE WEST VIC 3020 | \$790,000 | 04-Mar-26 |

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: 24 March 2026



**42 CORELLA ROAD SUNSHINE
 WEST VIC 3020**

 3  1  4

Sold Price **\$808,889** Sold Date **11-Oct-25**

Distance **0.32km**



**6 DINNELL STREET SUNSHINE
 WEST VIC 3020**

 3  2  2

Sold Price **\$760,000** Sold Date **06-Nov-25**

Distance **0.54km**



**56 FREMONT PARADE SUNSHINE
 WEST VIC 3020**

 4  1  3

Sold Price ^{RS} **\$790,000** Sold Date **04-Mar-26**

Distance **0.68km**

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

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