

## 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

1A LORNA CRESCENT SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 39 YOUNG STREET SUNSHINE WEST VIC 3020   | \$660,000 | 19-May-25 |
| 8 MALABAR CLOSE SUNSHINE WEST VIC 3020   | \$685,000 | 28-May-25 |
| 1B KILLEEN STREET SUNSHINE WEST VIC 3020 | \$660,000 | 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: 23 October 2025

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### 39 YOUNG STREET SUNSHINE WEST VIC 3020

 3  2  1

Sold Price **\$660,000** Sold Date **19-May-25**

Distance **1.27km**



### 8 MALABAR CLOSE SUNSHINE WEST VIC 3020

 3  1  2

Sold Price **\$685,000** Sold Date **28-May-25**

Distance **1.08km**



### 1B KILLEEN STREET SUNSHINE WEST VIC 3020

 3  1  1

Sold Price **\$660,000** Sold Date **17-Jul-25**

Distance **2.31km**

RS = Recent sale UN = Undisclosed Sale

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