

## 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

30 ACACIA CLOSE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$781,250

Property type

House

Suburb

Sunshine West

Period-from

01 Sep 2025

to

31 Aug 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 76 THE AVENUE SUNSHINE WEST VIC 3020  | \$1,139,000 | 18-Apr-26 |
| 97 THE AVENUE SUNSHINE WEST VIC 3020  | \$1,269,500 | 28-Mar-26 |
| 32 PETER DRIVE SUNSHINE WEST VIC 3020 | \$995,000   | 11-Jul-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: 04 September 2026



76 THE AVENUE SUNSHINE WEST  
VIC 3020

Sold Price  
\$1,139,000

Sold Date  
18-Apr-26

5

2

2

Distance  
0.31km



97 THE AVENUE SUNSHINE WEST  
VIC 3020

Sold Price  
\$1,269,500

Sold Date  
28-Mar-26

4

2

2

Distance  
0.57km



32 PETER DRIVE SUNSHINE WEST  
VIC 3020

Sold Price  
<sup>RS</sup>\$995,000

Sold Date  
11-Jul-26

5

3

2

Distance  
0.78km

RS = Recent saleUN = Undisclosed Sale

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