

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Sunshine West

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

9 STANBURY COURT SUNSHINE WEST VIC 3020	\$775,750	02-May-26
6 DALPURA DRIVE SUNSHINE WEST VIC 3020	\$795,000	02-May-26
4 BAMBARA COURT SUNSHINE WEST VIC 3020	\$782,500	10-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 May 2026



**9 STANBURY COURT SUNSHINE
WEST VIC 3020**

 3  1  1

Sold Price

^{RS} **\$775,750**

Sold Date **02-May-26**

Distance **0.02km**



**6 DALPURA DRIVE SUNSHINE
WEST VIC 3020**

 3  1  1

Sold Price

^{RS} **\$795,000**

Sold Date **02-May-26**

Distance **1.32km**



**4 BAMBARA COURT SUNSHINE
WEST VIC 3020**

 3  1  1

Sold Price

^{RS} **\$782,500**

Sold Date **10-Apr-26**

Distance **1.98km**

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

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