

## 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

75 NICHOLSON PARADE 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Apr 2025

to

31 Mar 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

1 VALLETTA STREET SUNSHINE WEST VIC 3020	\$480,000	03-Dec-09
23 LUZON WAY SUNSHINE WEST VIC 3020	\$735,000	19-Feb-26
11 LAUREN LANE SUNSHINE WEST VIC 3020	\$808,000	02-Dec-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: 08 April 2026

Victor Hsu

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**1 VALLETTA STREET SUNSHINE WEST VIC 3020**

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Sold Price

**\$480,000**Sold Date **03-Dec-09**

Distance

**1.38km****23 LUZON WAY SUNSHINE WEST VIC 3020**

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Sold Price

<sup>RS</sup> **\$735,000**Sold Date **19-Feb-26**

Distance

**1.2km****11 LAUREN LANE SUNSHINE WEST VIC 3020**

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Sold Price

**\$808,000**Sold Date **02-Dec-25**

Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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