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	1/74-76 ANDERSON ROAD SUNSHINE 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$869,998	Property type	Other	Suburb	Sunshine
Period-from	01 Jul 2025	to	30 Jun 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
7/119 ANDERSON ROAD ALBION VIC 3020	$330,000	11-May-26
1/13 RIDLEY STREET ALBION VIC 3020	$353,000	18-Feb-26
5/123 ANDERSON ROAD ALBION VIC 3020	$345,000	13-Feb-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: 08 July 2026

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7/119 ANDERSON ROAD ALBION VIC 3020

2 1 1

Sold Price **$330,000** Sold Date **11-May-26**

Distance **0.44km**



1/13 RIDLEY STREET ALBION VIC 3020

2 1 12

Sold Price **$353,000** Sold Date **18-Feb-26**

Distance **0.55km**



5/123 ANDERSON ROAD ALBION VIC 3020

2 1 2

Sold Price **$345,000** Sold Date **13-Feb-26**

Distance **0.48km**

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

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