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	59/6-16 ANDERSON ROAD SUNBURY VIC 3429

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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$513,750	Property type	Unit	Suburb	Sunbury
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
39/6-16 ANDERSON ROAD SUNBURY VIC 3429	$430,000	24-Jun-25
4/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	$425,000	20-Jan-25
21/39 CORNISH STREET SUNBURY VIC 3429	$398,000	31-Jan-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: 09 July 2025

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39/6-16 ANDERSON ROAD SUNBURY VIC 3429

2 1 1

Sold Price RS $430,000 Sold Date 24-Jun-25

Distance 0km



4/28-30 DARBYSHIRE STREET SUNBURY VIC 3429

2 1 1

Sold Price $425,000 Sold Date 20-Jan-25

Distance 0.27km



21/39 CORNISH STREET SUNBURY VIC 3429

2 1 1

Sold Price RS $398,000 Sold Date 31-Jan-25

Distance 0.12km

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

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