

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

43/6-16 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,750

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 2025

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

8/28-30 DARBYSHIRE STREET SUNBURY VIC 3429	\$407,500	08-Oct-25
8/159 OSHANASSY STREET SUNBURY VIC 3429	\$395,000	03-Oct-25
6/40-42 HARKER STREET SUNBURY VIC 3429	\$425,000	24-Jun-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: 21 October 2025



**8/28-30 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

^{RS}

\$407,500

Sold Date

08-Oct-25

Distance

0.27km



**8/159 OSHANASSY STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

^{RS}

\$395,000

Sold Date

03-Oct-25

Distance

1.21km



**6/40-42 HARKER STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$425,000

Sold Date

24-Jun-25

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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