

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

58/6-16 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

\$385,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2024

to

31 Aug 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

25/41 CORNISH STREET SUNBURY VIC 3429

\$386,000

04-Jun-25

1/21 BATMAN AVENUE SUNBURY VIC 3429

\$395,000

11-Apr-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: 11 September 2025



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**25/41 CORNISH STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$386,000

Sold Date

04-Jun-25

Distance

0.1km



**1/21 BATMAN AVENUE SUNBURY
VIC 3429**

2 1 1

Sold Price

\$395,000

Sold Date

11-Apr-25

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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