

## 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

15/6-16 ANDERSON ROAD SUNBURY VIC 3429

### 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

\$499,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Sunbury

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 16/6-16 ANDERSON ROAD SUNBURY VIC 3429 | \$525,000 | 15-Jan-26 |
| 20/6-16 ANDERSON ROAD SUNBURY VIC 3429 | \$560,000 | 22-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.

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**16/6-16 ANDERSON ROAD  
SUNBURY VIC 3429**

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Sold Price **\$525,000** Sold Date **15-Jan-26**

Distance **0km**



**20/6-16 ANDERSON ROAD  
SUNBURY VIC 3429**

3 2 1

Sold Price **\$560,000** Sold Date **22-Feb-26**

Distance **0km**

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

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