

## 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

40/6-16 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

\$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
17/42 MITCHELLS LANE SUNBURY VIC 3429	\$440,000	28-Mar-25
26/42 MITCHELLS LANE SUNBURY VIC 3429	\$440,000	08-May-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 July 2025

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**39/6-16 ANDERSON ROAD  
 SUNBURY VIC 3429**

2 1 1

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date **24-Jun-25**

Distance **0km**



**17/42 MITCHELLS LANE SUNBURY  
 VIC 3429**

2 1 1

Sold Price

**\$440,000**

Sold Date **28-Mar-25**

Distance **0.89km**



**26/42 MITCHELLS LANE SUNBURY  
 VIC 3429**

2 1 1

Sold Price

Sold Date **08-May-25**

Distance **0.89km**

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

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