

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

2/7-9 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jun 2025

to

31 May 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

3/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$610,000	19-Feb-26
2 ALPINE CLOSE SUNBURY VIC 3429	\$605,500	03-Jun-26
1/6 HORNE STREET SUNBURY VIC 3429	\$607,000	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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3/7-9 ANDERSON ROAD SUNBURY VIC 3429 Sold Price **\$610,000** Sold Date **19-Feb-26**

3 1 1

Distance **0km**



2 ALPINE CLOSE SUNBURY VIC 3429 Sold Price ^{RS} **\$605,500** Sold Date **03-Jun-26**

3 1 1

Distance **0.6km**



1/6 HORNE STREET SUNBURY VIC 3429 Sold Price **\$607,000** Sold Date **22-Feb-26**

2 1 2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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