

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<br>Including suburb and<br>postcode | 47 Anderson Road, Sunshine, VIC 3020 |
|---------------------------------------------|--------------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|             |             |   |             |
|-------------|-------------|---|-------------|
| Price Range | \$1,000,000 | & | \$1,100,000 |
|-------------|-------------|---|-------------|

Median sale price

|               |            |               |            |        |                 |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price  | \$850,000  | Property Type | House      | Suburb | Sunshine (3020) |
| Period - From | 28/02/2026 | to            | 27/08/2026 | Source | CoreLogic       |

Comparable property sales

**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 six months.

|                                                |            |
|------------------------------------------------|------------|
| This Statement of Information was prepared on: | 22/06/2026 |
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