

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

6/74-76 ANDERSON ROAD SUNSHINE VIC 3020

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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Sep 2025

to

31 Aug 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

1/74-76 ANDERSON ROAD SUNSHINE VIC 3020	\$340,000	18-Aug-26
2/51 ANDERSON ROAD SUNSHINE VIC 3020	\$323,000	12-Aug-26
3/7 PENGELLY COURT SUNSHINE VIC 3020	\$356,000	24-Mar-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.~~

This Statement of Information was prepared on: 01 September 2026

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1/74-76 ANDERSON ROAD SUNSHINE VIC 3020

2 1 1

Sold Price

^{RS}

\$340,000

Sold Date

18-Aug-26

Distance

0km



2/51 ANDERSON ROAD SUNSHINE VIC 3020

2 1 -

Sold Price

^{RS}

\$323,000

Sold Date

12-Aug-26

Distance

0.29km



3/7 PENGELLY COURT SUNSHINE VIC 3020

2 1 1

Sold Price

\$356,000

Sold Date

24-Mar-26

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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