

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

69 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2025

to

31 Mar 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

32 CORNWALL ROAD SUNSHINE VIC 3020	1415000	14-Mar-26
12 MERNDA STREET SUNSHINE WEST VIC 3020	1430000	12-Dec-25
14 ARMSTRONG STREET SUNSHINE WEST VIC 3020	1400000	03-Oct-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: 03 April 2026



**32 CORNWALL ROAD SUNSHINE
VIC 3020**

3 2 2

Sold Price

^{RS}

1415000

Sold Date

14-Mar-26

Distance

1.28km



**12 MERNDA STREET SUNSHINE
WEST VIC 3020**

4 3 3

Sold Price

1430000

Sold Date

12-Dec-25

Distance

0.12km

**14 ARMSTRONG STREET SUNSHINE
WEST VIC 3020**

4 3 2

Sold Price

1400000

Sold Date

03-Oct-25

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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