

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

8/64 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

\$549,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 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

3/5 HENTY COURT SUNBURY VIC 3429	\$520,000	21-Jan-26
5/54 DARBYSHIRE STREET SUNBURY VIC 3429	\$570,000	21-Jan-26
3/54 DARBYSHIRE STREET SUNBURY VIC 3429	\$560,000	23-Jun-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: 10 August 2026



3/5 HENTY COURT SUNBURY VIC 3429

Sold Price **\$520,000** Sold Date **21-Jan-26**

 2  1  1

Distance **0.27km**



5/54 DARBYSHIRE STREET SUNBURY VIC 3429

Sold Price **\$570,000** Sold Date **21-Jan-26**

 2  1  1

Distance **0.28km**



3/54 DARBYSHIRE STREET SUNBURY VIC 3429

Sold Price **\$560,000** Sold Date **23-Jun-25**

 2  1  1

Distance **0.29km**



11/44-46 DARBYSHIRE STREET SUNBURY VIC 3429

Sold Price **\$550,000** Sold Date **14-Apr-26**

 3  2  1

Distance **0.36km**

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

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