

## 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

94 SANDARRA BOULEVARD SANDHURST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,190,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 COMMONWEALTH TERRACE SANDHURST VIC 3977 | \$1,270,000 | 13-Jun-25 |
| 9 CRAVEN COURT SANDHURST VIC 3977         | \$1,280,000 | 17-Jan-25 |
| 10 BITALLI PLACE SANDHURST VIC 3977       | \$1,321,000 | 05-Feb-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: 17 July 2025



**3 COMMONWEALTH TERRACE  
SANDHURST VIC 3977**

4 3 2

Sold Price <sup>RS</sup> **\$1,270,000** Sold Date **13-Jun-25**

Distance **0.91km**



**9 CRAVEN COURT SANDHURST  
VIC 3977**

4 3 2

Sold Price **\$1,280,000** Sold Date **17-Jan-25**

Distance **1.4km**



**10 BITALLI PLACE SANDHURST VIC  
3977**

4 2 2

Sold Price **\$1,321,000** Sold Date **05-Feb-25**

Distance **0km**

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

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