

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 Penley Lane, Sandhurst Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$1,043,750

Property Type

House

Suburb

Sandhurst

Period - From

24/07/2024

to

23/07/2025

Source

Property Data

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 six 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	35/2 Barton Dr SANDHURST 3977	\$810,000	23/07/2025
2	6 Andrea Claire Ct SKYE 3977	\$835,000	22/07/2025
3	4 Black Wattle Way CARRUM DOWNS 3201	\$818,000	12/07/2025

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 six months.~~

This Statement of Information was prepared on:

24/07/2025 14:34



 3  2  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median House Price
24/07/2024 - 23/07/2025: \$1,043,750

Comparable Properties



35/2 Barton Dr SANDHURST 3977 (REI)

Agent Comments

 3  2  2

Price: \$810,000
Method: Private Sale
Date: 23/07/2025
Property Type: House



6 Andrea Claire Ct SKYE 3977 (REI)

Agent Comments

 3  2  2

Price: \$835,000
Method: Private Sale
Date: 22/07/2025
Property Type: House
Land Size: 721 sqm approx



4 Black Wattle Way CARRUM DOWNS 3201 (REI)

Agent Comments

 3  2  2

Price: \$818,000
Method: Private Sale
Date: 12/07/2025
Property Type: House
Land Size: 663 sqm approx