Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Penley Lane, Sandhurst Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$780,000		&		\$840,000			
Median sale price								
Median price	\$1,043,750	Pro	operty Type	Hou	se		Suburb	Sandhurst
Period - From	24/07/2024	to	23/07/2025		So	urce	Property	y 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.

Ado	dress 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









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

3 2 2 2 Price: \$810,000 Method: Private Sale Date: 23/07/2025 Property Type: House	Agent Comments
6 Andrea Claire Ct SKYE 3977 (REI) 3 2 2 2 Price: \$835,000 Method: Private Sale Date: 22/07/2025 Property Type: House Land Size: 721 sqm approx	Agent Comments
4 Black Wattle Way CARRUM DOWNS 3201 (REI) → 3 → 2 → 2 Price: \$818,000 Method: Private Sale Date: 12/07/2025 Property Type: House Land Size: 663 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9586 0500



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