

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 SUNSHINE RISE SANDY POINT VIC 3959

Indicative selling price

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

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Sandy Point

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 HARBOUR VIEW SANDY POINT VIC 3959	\$642,000	07-Nov-25
88 THE BOULEVARDE SANDY POINT VIC 3959	\$860,000	28-Nov-25
58 BANKSIA AVENUE SANDY POINT VIC 3959	\$805,000	15-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 May 2026


**1 HARBOUR VIEW SANDY POINT
VIC 3959**
 2  1  5

 Sold Price **\$642,000** Sold Date **07-Nov-25**

 Distance **0.43km**

**88 THE BOULEVARDE SANDY
POINT VIC 3959**
 3  1  2

 Sold Price **\$860,000** Sold Date **28-Nov-25**

 Distance **0.2km**

**58 BANKSIA AVENUE SANDY
POINT VIC 3959**
 3  1  2

 Sold Price **\$805,000** Sold Date **15-Oct-25**

 Distance **0.46km**
RS = Recent sale

UN = Undisclosed Sale

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