

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

20 WATERSIDE CIRCUIT SANDHURST VIC 3977

Indicative selling price

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

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Sandhurst

Period-from

01 Dec 2024

to

30 Nov 2025

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

13 SPENCE TERRACE SANDHURST VIC 3977	\$1,251,000	10-Jun-25
15 SPENCE TERRACE SANDHURST VIC 3977	\$1,300,000	12-Sep-25
13 VIEWMOUNT PLACE SANDHURST VIC 3977	\$1,730,000	10-Sep-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: 02 December 2025



13 SPENCE TERRACE SANDHURST VIC 3977

4 2 2

Sold Price

\$1,251,000

Sold Date

10-Jun-25

Distance

0.53km



15 SPENCE TERRACE SANDHURST VIC 3977

6 3 2

Sold Price

^{RS} **\$1,300,000**

Sold Date

12-Sep-25

Distance

0.5km



13 VIEWMOUNT PLACE SANDHURST VIC 3977

5 3 2

Sold Price

^{RS} **\$1,730,000**

Sold Date

10-Sep-25

Distance

0.43km



12 WHITEWATER COURT SANDHURST VIC 3977

4 3 2

Sold Price

^{RS} **\$1,780,000**

Sold Date

05-Nov-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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