

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

3 FLYNN TERRACE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Sandhurst

Period-from

01 Nov 2024

to

31 Oct 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

9 KELLY TERRACE SANDHURST VIC 3977	\$1,100,000	31-May-25
222 SANDHURST BOULEVARD SANDHURST VIC 3977	\$1,055,000	27-Jun-25
157 SANDHURST BOULEVARD SANDHURST VIC 3977	\$1,030,000	15-Oct-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: 24 November 2025



**9 KELLY TERRACE SANDHURST
VIC 3977**

4 2 2

Sold Price **\$1,100,000** Sold Date **31-May-25**

Distance **0.12km**



**222 SANDHURST BOULEVARD
SANDHURST VIC 3977**

4 2 2

Sold Price **\$1,055,000** Sold Date **27-Jun-25**

Distance **0.66km**



**157 SANDHURST BOULEVARD
SANDHURST VIC 3977**

4 2 2

Sold Price **\$1,030,000** Sold Date **15-Oct-25**

Distance **0.79km**

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

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