

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 NIBLICK 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

\$895,000

&

\$969,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Sandhurst

Period-from

01 Aug 2025

to

31 Jul 2026

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

6 NIBLICK CIRCUIT SANDHURST VIC 3977	\$1,150,000	27-Jul-26
182 SANDHURST BOULEVARD SANDHURST VIC 3977	\$967,500	04-Apr-26
40 WARREGO CIRCUIT SANDHURST VIC 3977	\$960,000	12-Apr-26

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: 11 August 2026



**6 NIBLICK CIRCUIT SANDHURST
VIC 3977**

4 2 2

Sold Price ^{RS} **\$1,150,000** Sold Date **27-Jul-26**

Distance **0.06km**



**182 SANDHURST BOULEVARD
SANDHURST VIC 3977**

4 2 2

Sold Price **\$967,500** Sold Date **04-Apr-26**

Distance **0.85km**



**40 WARREGO CIRCUIT
SANDHURST VIC 3977**

4 2 2

Sold Price **\$960,000** Sold Date **12-Apr-26**

Distance **1.1km**

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

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