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		37 Lakeside Drive, Sandhurst Vic 3977								
Indicativ	e selling pri	ce								
For the me	eaning of this p	orice see c	consumer.vic.go	v.au/u	ınderquo	ting				
Range b	etween \$1,85	0,000	0 &		\$2,000,000					
Median sale price										
Median	price \$1,057,	500	Property Type	House	Э		Suburb	Sandhurst		
Period -	From 22/10/2	2024 t	to 21/10/2025		Sc	urce	Proper	ty Data		
Comparable property sales (*Delete A or B below as applicable)										
ff	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.									
Address of comparable property							F	Price	Date of sale	
1										
2										
3										
OR										
	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:							on:	22/10/2025 09:59		









Property Type: House **Land Size:** 605 sqm approx Agent Comments

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price 22/10/2024 - 21/10/2025: \$1,057,500

Comparable Properties

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.

Account - Barry Plant | P: 03 9803 0400



