

## 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

5 KILLARA COURT SANDHURST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$1,380,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

House

Suburb

Sandhurst

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 CRAVEN COURT SANDHURST VIC 3977	\$1,280,000	17-Jan-25
5 BASS COURT SANDHURST VIC 3977	\$1,480,000	02-Apr-25
10 BITALLI PLACE SANDHURST VIC 3977	\$1,321,000	05-Feb-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: 01 May 2025



**9 CRAVEN COURT SANDHURST VIC 3977**

 4  3  2

Sold Price **\$1,280,000** Sold Date **17-Jan-25**

Distance **0.32km**



**5 BASS COURT SANDHURST VIC 3977**

 4  3  2

Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **02-Apr-25**

Distance **0.47km**



**10 BITALLI PLACE SANDHURST VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$1,321,000** Sold Date **05-Feb-25**

Distance **1.11km**

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

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