

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

6 BLUEWATER DRIVE 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

\$1,600,000

&

\$1,720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jul 2025

to

30 Jun 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

5 BLUEWATER DRIVE SANDHURST VIC 3977	\$1,900,000	28-Dec-25
2 QUARTERDECK ROAD SANDHURST VIC 3977	\$1,780,000	16-Apr-26
12 WHITEWATER COURT SANDHURST VIC 3977	\$1,780,000	27-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: 15 July 2026



**5 BLUEWATER DRIVE SANDHURST
VIC 3977**

Sold Price

\$1,900,000

Sold Date

28-Dec-25



4



3



2

Distance

0.02km



**2 QUARTERDECK ROAD
SANDHURST VIC 3977**

Sold Price

^{RS}

\$1,780,000

Sold Date

16-Apr-26



5



3



2

Distance

0.11km



**12 WHITEWATER COURT
SANDHURST VIC 3977**

Sold Price

\$1,780,000

Sold Date

27-Oct-25



4



3



2

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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