

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

87 SANDARRA BOULEVARD 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

\$970,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,042,500

Property type

House

Suburb

Sandhurst

Period-from

01 Sep 2024

to

31 Aug 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

89 MALUA CIRCUIT SANDHURST VIC 3977	\$1,020,000	16-Apr-25
20 SPENCE TERRACE SANDHURST VIC 3977	\$1,000,000	29-Apr-25
5 TULLOCH DRIVE SANDHURST VIC 3977	\$1,020,000	01-Jun-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: 16 September 2025



89 MALUA CIRCUIT SANDHURST
VIC 3977

Sold Price

\$1,020,000

Sold Date

16-Apr-25

4

2

2

Distance

0km



20 SPENCE TERRACE SANDHURST
VIC 3977

Sold Price

\$1,000,000

Sold Date

29-Apr-25

4

2

2

Distance

1km



5 TULLOCH DRIVE SANDHURST
VIC 3977

Sold Price

\$1,020,000

Sold Date

01-Jun-25

4

2

2

Distance

0.84km

RS = Recent sale UN = Undisclosed Sale

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