

## 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

13 SWEET GUM PLACE 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

\$1,090,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

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

1 BARTON DRIVE SANDHURST VIC 3977	\$1,125,000	28-Mar-25
9 TARCOOLA WAY SANDHURST VIC 3977	\$1,180,000	01-May-25
1 BRINDABELLA CIRCUIT SANDHURST VIC 3977	\$1,215,000	10-Mar-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: 31 May 2025



**1 BARTON DRIVE SANDHURST VIC 3977**

4 2 2

Sold Price

**\$1,125,000**

Sold Date

**28-Mar-25**

Distance

**0.43km**



**9 TARCOOLA WAY SANDHURST VIC 3977**

5 2 2

Sold Price

<sup>RS</sup> **\$1,180,000**

Sold Date

**01-May-25**

Distance

**0.45km**



**1 BRINDABELLA CIRCUIT SANDHURST VIC 3977**

4 2 2

Sold Price

**\$1,215,000**

Sold Date

**10-Mar-25**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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