

## 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

46 MALUA CIRCUIT SANDHURST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$845,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$986,800

Property type

House

Suburb

Sandhurst

Period-from

01 Feb 2024

to

31 Jan 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 17 ARWON COURT SANDHURST VIC 3977  | \$856,000 | 28-Nov-24 |
| 20 KENSEI PLACE SANDHURST VIC 3977 | \$864,000 | 01-Nov-24 |
| 1 RIVETTE WAY SANDHURST VIC 3977   | \$845,000 | 07-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: 21 February 2025

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**17 ARWON COURT SANDHURST  
VIC 3977**

Sold Price

**\$856,000**

Sold Date **28-Nov-24**

 4  2  2

Distance **0.14km**



**20 KENSEI PLACE SANDHURST VIC  
3977**

Sold Price

**\$864,000**

Sold Date **01-Nov-24**

 4  2  2

Distance **0.54km**



**1 RIVETTE WAY SANDHURST VIC  
3977**

Sold Price

<sup>RS</sup> **\$845,000**

Sold Date **07-Feb-25**

 4  2  2

Distance **0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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