

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

20 CLARENCE COURT 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

\$1,145,000

&

\$1,250,000

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

173 SANDHURST BOULEVARD SANDHURST VIC 3977	\$1,207,000	01-Mar-26
21 SPENCE TERRACE SANDHURST VIC 3977	\$1,182,000	01-Mar-26
40 NIBLICK CIRCUIT SANDHURST VIC 3977	\$1,281,000	26-May-26

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: 29 July 2026

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**173 SANDHURST BOULEVARD
SANDHURST VIC 3977**
 2  2  2

Sold Price

\$1,207,000

Sold Date

01-Mar-26

Distance

0.19km

**21 SPENCE TERRACE SANDHURST
VIC 3977**
 4  2  2

Sold Price

\$1,182,000

Sold Date

01-Mar-26

Distance

0.44km

**40 NIBLICK CIRCUIT SANDHURST
VIC 3977**
 4  2  2

Sold Price

^{RS} **\$1,281,000**

Sold Date

26-May-26

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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