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

25 BARTON DRIVE SANDHURST VIC 3977

Indicative selling price

Period-from

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

Single Price		or rang betwee	′	&	\$935,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,000,000	Property type	House	Suburb	Sandhurst				

31 May 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale	
23 BARTON DRIVE SANDHURST VIC 3977	\$905,000	02-May-25	
1 GREENSIDE CIRCUIT SANDHURST VIC 3977	\$895,000	26-Jan-25	
7 FLYNN TERRACE SANDHURST VIC 3977	\$860,000	28-Apr-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: 04 June 2025



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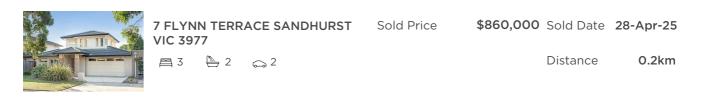
E michelle.stephens@obre.com.au



	23 BARTON DRIVE SANDHURST VIC 3977			Sold Price	^{RS} \$905,000	Sold Date	02-May-25
	昌 3	2	⇔ ²			Distance	0.01km
6Log(7)							



	1 GREENSIDE CIRCUIT SANDHURST Sold Price \$ VIC 3977				\$895,000	Sold Date	26-Jan-25	
T		2	ç; 2				Distance	0.28km



RS = Recent sale UN = Undisclosed Sale

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