

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

4 BASS 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Sandhurst

Period-from

01 Mar 2025

to

28 Feb 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

5 BLUEWATER DRIVE SANDHURST VIC 3977	\$1,900,000	28-Dec-25
20 WATERSIDE CIRCUIT SANDHURST VIC 3977	\$1,450,000	24-Dec-25
17 BRINDABELLA CIRCUIT SANDHURST VIC 3977	\$1,700,000	30-Dec-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: 19 March 2026



5 BLUEWATER DRIVE SANDHURST VIC 3977 Sold Price **\$1,900,000** Sold Date **28-Dec-25**

4 3 2

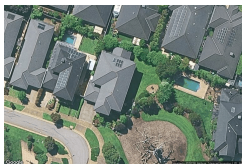
Distance **0.46km**



20 WATERSIDE CIRCUIT SANDHURST VIC 3977 Sold Price **\$1,450,000** Sold Date **24-Dec-25**

4 2 2

Distance **0.48km**



17 BRINDABELLA CIRCUIT SANDHURST VIC 3977 Sold Price **\$1,700,000** Sold Date **30-Dec-25**

4 - -

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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