

## 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

3 FLYNN TERRACE 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

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Sandhurst

Period-from

01 Nov 2024

to

31 Oct 2025

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

|  |             |           |
|--|-------------|-----------|
| 9 KELLY TERRACE SANDHURST VIC 3977         | \$1,100,000 | 31-May-25 |
| 222 SANDHURST BOULEVARD SANDHURST VIC 3977 | \$1,055,000 | 27-Jun-25 |
| 157 SANDHURST BOULEVARD SANDHURST VIC 3977 | \$1,030,000 | 15-Oct-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: 24 November 2025



**9 KELLY TERRACE SANDHURST  
VIC 3977**

4 2 2

Sold Price **\$1,100,000** Sold Date **31-May-25**

Distance **0.12km**



**222 SANDHURST BOULEVARD  
SANDHURST VIC 3977**

4 2 2

Sold Price **\$1,055,000** Sold Date **27-Jun-25**

Distance **0.66km**



**157 SANDHURST BOULEVARD  
SANDHURST VIC 3977**

4 2 2

Sold Price **\$1,030,000** Sold Date **15-Oct-25**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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