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	8 MERRIWEE CHASE 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	$1,010,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,055,000	Property type	House	Suburb	Sandhurst
Period-from	01 Dec 2024	to	31 Nov 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
10 SANDARRA BOULEVARD SANDHURST VIC 3977	$1,010,000	02-Jul-25
191 SANDHURST BOULEVARD SANDHURST VIC 3977	$1,030,000	18-Nov-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: 22 December 2025

OBrien Real Estate

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10 SANDARRA BOULEVARD
SANDHURST VIC 3977

4 2 2

Sold Price $1,010,000 Sold Date 02-Jul-25

Distance 0km



191 SANDHURST BOULEVARD
SANDHURST VIC 3977

4 2 2

Sold Price RS $1,030,000 Sold Date 18-Nov-25

Distance 0.82km



157 SANDHURST BOULEVARD
SANDHURST VIC 3977

4 2 2

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

Distance 1.13km

RS = Recent sale UN = Undisclosed Sale

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