

## 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 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Sandhurst

Period-from

01 Apr 2025

to

31 Mar 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

4 NOLAN COURT SANDHURST VIC 3977	\$1,300,000	05-Jan-26
24 MASHIE TERRACE SANDHURST VIC 3977	\$1,300,000	17-Dec-25
3 KINGSFORD SMITH COURT SANDHURST VIC 3977	\$1,250,000	01-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: 11 April 2026

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**4 NOLAN COURT SANDHURST VIC 3977**

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Sold Price

<sup>RS</sup>**\$1,300,000**

Sold Date

**05-Jan-26**

Distance

**0.25km****24 MASHIE TERRACE SANDHURST VIC 3977**

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Sold Price

**\$1,300,000**

Sold Date

**17-Dec-25**

Distance

**0.77km****3 KINGSFORD SMITH COURT SANDHURST VIC 3977**

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Sold Price

**\$1,250,000**

Sold Date

**01-Dec-25**

Distance

**0.26km****RS** = Recent sale**UN** = Undisclosed Sale

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