

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

220/18 Station Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000 & \$360,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Sandringham

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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
1	128/18-34 Station St SANDRINGHAM 3191	\$347,000	27/11/2024
2	523/222 Bay Rd SANDRINGHAM 3191	\$340,000	22/10/2024
3	406/2 Willis La HAMPTON 3188	\$350,000	12/10/2024

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 six months.~~

This Statement of Information was prepared on:

06/02/2025 14:27



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Property Type: Apartment

Indicative Selling Price
 \$340,000 - \$360,000
Median Unit Price
 Year ending December 2024: \$850,000

Comparable Properties



128/18-34 Station St SANDRINGHAM 3191 (REI)

Agent Comments

1
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Price: \$347,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment

523/222 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2
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Price: \$340,000
Method: Sale
Date: 22/10/2024
Property Type: Subdivided Flat - Single OYO Flat



406/2 Willis La HAMPTON 3188 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200