

# 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 225/18-34 Station St, Sandringham, VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$279,990

### Median sale price

Median price \$725,000 Property Type Apartment Suburb Sandringham (3191)

Period - From 21/01/2024 to 21/01/2025 Source realestate.com.au

### Comparable property sales

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
204/18-34 STATION STREET, SANDRINGHAM VIC 3191	\$305,000	16/12/2024
221/18-34 STATION STREET, SANDRINGHAM VIC 3191	\$331,000	14/09/2024
113/18-34 STATION STREET, SANDRINGHAM VIC 3191	\$290,000	29/07/2024

This Statement of Information was prepared on: 21/01/2025