

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

Price Range

\$270,000

&

\$289,990

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

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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