

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	113/18-34 Station Street, Sandringham, VIC 3191
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Indicative selling price

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

Price Range	\$300,000	&	\$315,000
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Median sale price

Median price	\$712,500	Property Type	House	Suburb	Sandringham (3191)
Period - From	19/10/2024	to	29/04/2025	Source	REIV

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
105/18-34 STATION STREET, SANDRINGHAM VIC 3191	\$295,000	05/02/2025
304/18-34 STATION STREET, SANDRINGHAM VIC 3191	\$305,000	16/12/2024
128/18-34 STATION STREET, SANDRINGHAM VIC 3191	\$347,000	27/11/2024

This Statement of Information was prepared on: 29/04/2025