

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

1/3 RENO ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Oct 2024

to

30 Sep 2025

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

7/60 ABBOTT STREET SANDRINGHAM VIC 3191	\$1,015,000	24-Aug-25
2/18 WALLACE CRESCENT BEAUMARIS VIC 3193	\$1,033,000	06-Sep-25
3A APEX AVENUE HAMPTON EAST VIC 3188	\$1,010,000	25-Sep-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: 30 October 2025


**7/60 ABBOTT STREET
SANDRINGHAM VIC 3191**

 3  2  2

Sold Price **\$1,015,000** Sold Date **24-Aug-25**

Distance **1.44km**


**2/18 WALLACE CRESCENT
BEAUMARIS VIC 3193**

 2  1  1

Sold Price ^{RS} **\$1,033,000** Sold Date **06-Sep-25**

Distance **3.41km**


**3A APEX AVENUE HAMPTON EAST
VIC 3188**

 2  2  1

Sold Price ^{RS} **\$1,010,000** Sold Date **25-Sep-25**

Distance **2.34km**

RS = Recent sale

UN = Undisclosed Sale

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