

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

1/36 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,060,000

&

\$1,100,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2025

to

30/06/2025

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	1/18 Sims St SANDRINGHAM 3191	\$1,360,000	04/09/2025
2	3/1a Keats St SANDRINGHAM 3191	\$1,250,000	15/04/2025
3	2/2 Munro St BLACK ROCK 3193	\$1,150,000	10/04/2025

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:

01/10/2025 12:22



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,060,000 - \$1,100,000
Median Unit Price
June quarter 2025: \$905,000

Comparable Properties



1/18 Sims St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$1,360,000
Method: Private Sale
Date: 04/09/2025
Property Type: Unit



3/1a Keats St SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$1,250,000
Method: Sale
Date: 15/04/2025
Property Type: Flat/Unit/Apartment (Res)



2/2 Munro St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$1,150,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: Townhouse (Res)
Land Size: 317 sqm approx

Account - Atria Real Estate