

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 Park Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Sandringham

Period - From 01/04/2024

to

31/03/2025

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	24 Marshall Av HIGHETT 3190	\$2,210,000	12/03/2025
2	77 Grange Rd SANDRINGHAM 3191	\$2,250,000	02/11/2024
3			

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:

24/04/2025 14:09



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Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending March 2025: \$2,100,000

Comparable Properties



24 Marshall Av HIGHETT 3190 (REI)

Agent Comments

5 2 -

Price: \$2,210,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 604 sqm approx



77 Grange Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$2,250,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 651 sqm approx

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400