

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

12 Holloway Close, Sandringham Vic 3191

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$2,107,500

Property Type

House

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	9 Cooke St SANDRINGHAM 3191	\$2,300,000	10/05/2025
2	4 Holloway Cl SANDRINGHAM 3191	\$2,100,000	11/03/2025
3	16 Miller St SANDRINGHAM 3191	\$2,125,000	01/03/2025

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:

29/07/2025 11:27



5 3 3

Property Type: House

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2025: \$2,107,500

Comparable Properties



9 Cooke St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,300,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 687 sqm approx



4 Holloway Cl SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 2 2

Price: \$2,100,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 511 sqm approx



16 Miller St SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 3 2

Price: \$2,125,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 628 sqm approx