

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 Wangara Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,950,000

&

\$2,080,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Sandringham

Period - From

01/10/2024

to

30/09/2025

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	12 Holloway CI SANDRINGHAM 3191	\$2,220,000	27/08/2025
2	6 Holloway CI SANDRINGHAM 3191	\$2,400,000	06/07/2025
3	29 George St SANDRINGHAM 3191	\$1,875,000	06/06/2025

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:

30/10/2025 14:47



5 3 3

Property Type: House (Res)
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,080,000
Median House Price
Year ending September 2025: \$2,100,000

Comparable Properties



12 Holloway CI SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 3 3

Price: \$2,220,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 597 sqm approx



6 Holloway CI SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,400,000
Method: Private Sale
Date: 06/07/2025
Property Type: House



29 George St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$1,875,000
Method: Private Sale
Date: 06/06/2025
Property Type: House (Res)
Land Size: 414 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805