

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

16 Miller Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Sandringham

Period - From 01/01/2024

to 31/12/2024

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	57 David St HAMPTON 3188	\$1,937,000	05/12/2024
2	2a John St SANDRINGHAM 3191	\$1,860,000	23/11/2024
3	54 Vincent St SANDRINGHAM 3191	\$1,955,000	04/10/2024

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:

24/02/2025 14:36



5 3 2

Property Type: House
Land Size: 628 sqm approx

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median House Price
Year ending December 2024: \$2,170,000

Comparable Properties



57 David St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,937,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 371 sqm approx



2a John St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,860,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)



54 Vincent St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,955,000
Method: Private Sale
Date: 04/10/2024
Property Type: House (Res)
Land Size: 478 sqm approx