## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 169 Bay Road, Sandringham Vic 3191

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |             |       |    |       |        |             |  |  |
|--|---------------|-----|-------------|-------|----|-------|--------|-------------|--|--|
| Single pric  | e \$1,630,000 |     |             |       |    |       |        |             |  |  |
| Median sale price  |               |     |             |       |    |       |        |             |  |  |
| Median price   | \$2,100,000   | Pro | operty Type | House |    |       | Suburb | Sandringham |  |  |
| Period - From  | 01/04/2024    | to  | 31/03/2025  | 5     | So | ource | 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.

| Add | dress of comparable property  | Price       | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1   | 3 Heather Gr BLACK ROCK 3193  | \$1,550,000 | 26/06/2025   |
| 2   | 28b Albert St HIGHETT 3190    | \$1,730,000 | 17/03/2025   |
| 3   | 23 Grange Rd SANDRINGHAM 3191 | \$1,720,000 | 28/01/2025   |

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.

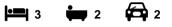
This Statement of Information was prepared on:

30/06/2025 08:47





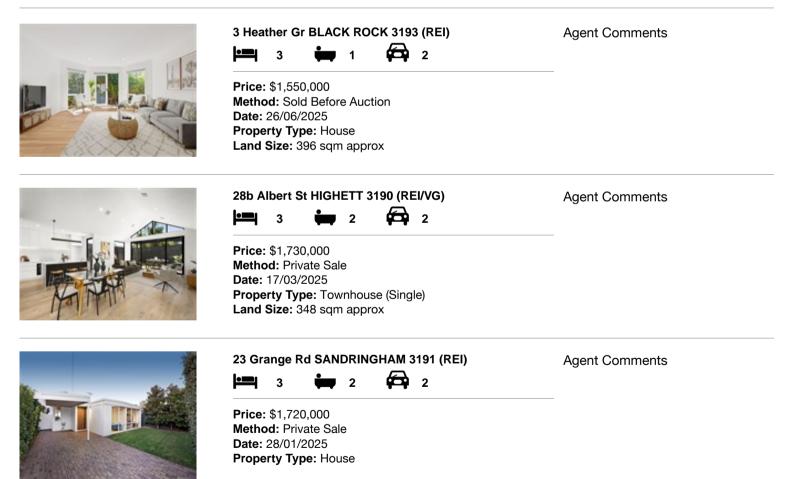




Property Type: House

Indicative Selling Price \$1,630,000 Median House Price Year ending March 2025: \$2,100,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 9593 4500



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