

# 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

203/13 George Street, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$448,000

### Median sale price

Median price

\$713,750

Property Type

Unit

Suburb

Sandringham

Period - From

14/10/2025

to

13/04/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

| Address of comparable property            | Price     | Date of sale |
|-------------------------------------------|-----------|--------------|
| 102/13 George Street Sandringham VIC 3191 | \$439,500 | 24/12/2025   |
|                                           |           |              |
|                                           |           |              |

This Statement of Information was prepared on:

14/04/2026