

# 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

22 Mclauchlin Avenue, Sandringham Vic 3191

### Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$2,402,000

Property Type House

Suburb Sandringham

Period - From 24/09/2025

to

23/09/2026

Source

Property Data

### 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 | 13 Myrtle Rd HAMPTON 3188      | \$2,280,000 | 19/09/2026   |
| 2 | 19a Edward St SANDRINGHAM 3191 | \$2,200,000 | 25/06/2026   |
| 3 | 5 Carolyn St HAMPTON 3188      | \$2,210,000 | 01/04/2026   |

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:

24/09/2026 16:06



3 2 2

**Property Type:** House

## Comparable Properties



**13 Myrtle Rd HAMPTON 3188 (REI)**

3 2 2

Agent Comments

**Price:** \$2,280,000

**Method:** Auction Sale

**Date:** 19/09/2026

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**19a Edward St SANDRINGHAM 3191 (REI)**

4 3 2

Agent Comments

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 25/06/2026

**Property Type:** House (Res)

**Land Size:** 447 sqm approx



**5 Carolyn St HAMPTON 3188 (REI)**

4 3 3

Agent Comments

**Price:** \$2,210,000

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** House (Res)