## 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	

#### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000	Range between	\$1,700,000	&	\$1,800,000
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#### Median sale price

Median price	\$2,152,500	Pro	perty Type	House		Suburb	Sandringham
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	7 Queens Sq SANDRINGHAM 3191	\$1,700,000	08/09/2025
2	23 Morley Cr HIGHETT 3190	\$1,750,000	28/07/2025
3	2 Campbell St SANDRINGHAM 3191	\$1,700,000	28/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 10:38



# **JellisCraig**

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**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price** September quarter 2025: \$2,152,500



# Property Type: House

# Comparable Properties



7 Queens Sq SANDRINGHAM 3191 (REI/VG)

Price: \$1,700,000 Method: Private Sale Date: 08/09/2025 Property Type: House

Land Size: 359 sqm approx

**Agent Comments** 



23 Morley Cr HIGHETT 3190 (REI)

Price: \$1,750,000 Method: Private Sale Date: 28/07/2025

Agent Comments

Property Type: House (Res) Land Size: 562 sqm approx

2 Campbell St SANDRINGHAM 3191 (REI/VG)

**Agent Comments** 

Price: \$1,700,000 Method: Private Sale Date: 28/05/2025

Property Type: House (Res) Land Size: 391 sqm approx

Account - Jellis Craig | P: 03 9194 1200



