

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

3/65 Royal Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,050,000

&

\$1,149,000

Median sale price

Median price \$1,425,000

Property Type Townhouse

Suburb Sandringham

Period - From 26/08/2024

to

25/08/2025

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	15/170 Beach Rd SANDRINGHAM 3191	\$1,150,000	17/08/2025
2	1/575 Balcombe Rd BLACK ROCK 3193	\$1,120,000	15/08/2025
3	1/584 Balcombe Rd BLACK ROCK 3193	\$1,200,000	28/05/2025

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:

26/08/2025 16:57

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3 1 2

Property Type: Townhouse

Indicative Selling Price
\$1,050,000 - \$1,149,000
Median Townhouse Price
26/08/2024 - 25/08/2025: \$1,425,000

Comparable Properties



15/170 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 17/08/2025
Property Type: Townhouse (Single)



1/575 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

3 1 2

Price: \$1,120,000
Method: Sold Before Auction
Date: 15/08/2025
Property Type: Unit
Land Size: 200 sqm approx



1/584 Balcombe Rd BLACK ROCK 3193 (VG)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 28/05/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200