

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

31/86-88 BEACH ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

103/80 ORLANDO STREET HAMPTON VIC 3188	\$1,300,000	24-Apr-26
6/1-3 THOMAS STREET HAMPTON VIC 3188	\$1,205,000	11-Jul-26
305/33 CRISP STREET HAMPTON VIC 3188	\$1,100,000	31-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 21 August 2026



**103/80 ORLANDO STREET
HAMPTON VIC 3188**

 2  2  -

Sold Price **\$1,300,000** Sold Date **24-Apr-26**

Distance **1.2km**



**6/1-3 THOMAS STREET HAMPTON
VIC 3188**

 2  1  1

Sold Price ^{RS} **\$1,205,000** Sold Date **11-Jul-26**

Distance **0.98km**



**305/33 CRISP STREET HAMPTON
VIC 3188**

 2  2  1

Sold Price **\$1,100,000** Sold Date **31-Mar-26**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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