

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

3.2/26-30 Waltham Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,200,000

&

\$1,230,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2025

to

30/06/2025

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	Price	Date of sale
1	19/15 Beach Rd HAMPTON 3188	\$1,250,000	04/04/2025
2	6/15 Beach Rd HAMPTON 3188	\$1,230,000	25/03/2025
3			

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:

13/08/2025 11:27

3.2/26-30 Waltham Street, Sandringham Vic 3191

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$1,200,000 - \$1,230,000

Median Unit Price

June quarter 2025: \$905,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



19/15 Beach Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$1,250,000

Method: Private Sale

Date: 04/04/2025

Property Type: Unit



6/15 Beach Rd HAMPTON 3188 (VG)

Agent Comments

2 - -

Price: \$1,230,000

Method: Sale

Date: 25/03/2025

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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