

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

36 Piper Pl, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,417,500

Property Type Townhouse

Suburb Sandringham

Period - From 06/07/2025

to

05/07/2026

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	5/241 Bluff Rd SANDRINGHAM 3191	\$1,212,000	31/03/2026
2	44 Piper Pl SANDRINGHAM 3191	\$1,299,000	25/02/2026
3	24 Piper Pl SANDRINGHAM 3191	\$1,299,000	24/02/2026

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:

06/07/2026 09:49



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Property Type: Townhouse

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
06/07/2025 - 05/07/2026: \$1,417,500

Comparable Properties



5/241 Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 3 2

Price: \$1,212,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)



44 Piper Pl SANDRINGHAM 3191 (VG)

Agent Comments

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Price: \$1,299,000
Method: Sale
Date: 25/02/2026
Property Type: Flat/Unit/Apartment (Res)

24 Piper Pl SANDRINGHAM 3191 (VG)

Agent Comments

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Price: \$1,299,000
Method: Sale
Date: 24/02/2026
Property Type: Flat/Unit/Apartment (Res)