

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

4/9-11 ARTHUR STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Sandringham

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/41 BAY ROAD SANDRINGHAM VIC 3191	\$385,000	04-Mar-25
8/18-20 FEWSTER ROAD HAMPTON VIC 3188	\$464,000	11-Feb-25
410/2 WILLIS LANE HAMPTON VIC 3188	\$375,000	12-Feb-25

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.~~

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**3/41 BAY ROAD SANDRINGHAM
VIC 3191**

 1  1  1

Sold Price

\$385,000

Sold Date

04-Mar-25

Distance

0.84km



**8/18-20 FEWSTER ROAD
HAMPTON VIC 3188**

 1  1  1

Sold Price

\$464,000

Sold Date

11-Feb-25

Distance

1.27km



**410/2 WILLIS LANE HAMPTON VIC
3188**

 1  1  1

Sold Price

\$375,000

Sold Date

12-Feb-25

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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