

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.~~

This Statement of Information was prepared on: 02 May 2025



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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