

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

40 Grange Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,495,000

Property Type House

Suburb Sandringham

Period - From 01/10/2025

to 31/12/2025

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	7a Jillian Av HIGHETT 3190	\$1,400,000	01/12/2025
2	2/6 David St HAMPTON 3188	\$1,469,000	22/11/2025
3	5a Saltair St HAMPTON EAST 3188	\$1,465,000	19/11/2025

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:

13/02/2026 12:02



3 2 2

Property Type: House
Land Size: 271 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2025: \$2,495,000

Comparable Properties



7a Jillian Av HIGHETT 3190 (REI/VG)

Agent Comments

3 3 3

Price: \$1,400,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 375 sqm approx



2/6 David St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,469,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



5a Saltair St HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,465,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216