Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,105,000

Property offered for sale

Address	40 Nelson Street, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,152,500	Pro	perty Type	House		Suburb	Sandringham
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

16 Minnie St SANDRINGHAM 3191

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	63 Thomas St HAMPTON 3188	\$2,100,000	15/11/2025
2	2 Love St BLACK ROCK 3193	\$2,160,000	15/11/2025

OR

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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:	20/11/2025 11:17



20/09/2025

JellisCraig





Property Type: House

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price September quarter 2025: \$2,152,500

Comparable Properties



63 Thomas St HAMPTON 3188 (REI)

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a 1

Price: \$2,100,000 **Method:** Auction Sale **Date:** 15/11/2025

Property Type: House (Res)

Agent Comments



2 Love St BLACK ROCK 3193 (REI)

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Agent Comments

Price: \$2,160,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (5)

Property Type: House (Res) **Land Size:** 517 sqm approx

16 Minnie St SANDRINGHAM 3191 (REI)

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Price: \$2,105,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) **Land Size:** 593 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



