

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 Nelson Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,152,500

Property 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)

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
3	16 Minnie St SANDRINGHAM 3191	\$2,105,000	20/09/2025

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:

20/11/2025 11:17



2
 1
 2

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)

Agent Comments

3
 2
 1

Price: \$2,100,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)



2 Love St BLACK ROCK 3193 (REI)

Agent Comments

3
 1
 3

Price: \$2,160,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 517 sqm approx



16 Minnie St SANDRINGHAM 3191 (REI)

Agent Comments

3
 1
 1

Price: \$2,105,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 593 sqm approx

Account - Jellis Craig | P: 03 9194 1200