

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

4a Vincent Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,275,000

&

\$2,500,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Sandringham

Period - From 01/10/2024

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	13a Telford St HIGHETT 3190	\$2,375,000	25/08/2025
2	1 Alfreda St HAMPTON 3188	\$2,310,000	01/07/2025
3			

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:

21/10/2025 14:57



Property Type:
Agent Comments

Indicative Selling Price
\$2,275,000 - \$2,500,000
Median House Price
Year ending September 2025: \$2,100,000

Comparable Properties



13a Telford St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$2,375,000
Method: Private Sale
Date: 25/08/2025
Property Type: Townhouse (Single)
Land Size: 325 sqm approx



1 Alfreda St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,310,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 319 sqm approx

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.