

# 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  
5/170 Beach Road, Sandringham, Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$2,050,000

& \$2,150,000

### Median sale price

Median price \$715,000 Property type *Unit* Suburb Sandringham

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

### 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
1/25 Sims Street, Sandringham, VIC 3191	\$2,400,000	19/09/2025
604/214 Bay Road, Sandringham, VIC 3191	\$1,980,000	23/01/2026
G.05/31-35 Alicia St, Hampton, VIC 3188	\$2,120,000	16/09/2025

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: 10/02/2026