

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

58 Sandringham Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,400,000

&

\$1,495,000

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	5b Clyde St HIGHETT 3190	\$1,530,000	09/09/2025
2	5/68 Victoria St SANDRINGHAM 3191	\$1,500,000	14/07/2025
3	7a Albert St HIGHETT 3190	\$1,500,000	12/07/2025

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:

13/11/2025 11:24

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Indicative Selling Price

\$1,400,000 - \$1,495,000

Median House Price

September quarter 2025: \$2,152,500



3 2 2

Property Type: House

Comparable Properties



5b Clyde St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Private Sale

Date: 09/09/2025

Property Type: Townhouse (Res)



5/68 Victoria St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 14/07/2025

Property Type: House

Land Size: 344 sqm approx



7a Albert St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Townhouse (Res)

Land Size: 342 sqm approx

Account - Jellis Craig | P: 03 9194 1200