Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	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)

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

	aress of comparable property	1 1100	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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Date of sale

JellisCraig

Nick Sinclair 9194 1200 0422 217 788 nicksinclair@ielliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,495,000 Median House Price September quarter 2025: \$2,152,500





Comparable Properties



5b Clyde St HIGHETT 3190 (REI)

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Price: \$1,530,000 Method: Private Sale Date: 09/09/2025

Property Type: Townhouse (Res)

Agent Comments



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

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Price: \$1,500,000 Method: Private Sale Date: 14/07/2025 Property Type: House Land Size: 344 sqm approx



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Agent Comments



7a Albert St HIGHETT 3190 (REI/VG)

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Agent Comments

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





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