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	46 Gipsy Way, Sandringham Vic 3191

Indicative selling price

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

Range between $1,375,000 & $1,425,000

Median sale price

Median price $1,425,000 Property Type Townhouse Suburb Sandringham

Period - From 27/10/2024 to 26/10/2025 Source Property Data

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	46 Gipsy Way SANDRINGHAM 3191	$1,390,000	11/10/2025
2	71B Abbott St SANDRINGHAM 3191	$1,425,000	14/07/2025
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: 27/10/2025 10:52

46 Gipsy Way, Sandringham Vic 3191

Mandy Engelhardt
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3 2 2

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Tandem basement garage North facing garden Pedestrian access to Gipsy Way

Indicative Selling Price
$1,375,000 - $1,425,000
Median Townhouse Price
27/10/2024 - 26/10/2025: $1,425,000

Comparable Properties



46 Gipsy Way SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,390,000
Method: Passed in at Auction
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



71B Abbott St SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $1,425,000
Method: Private Sale
Date: 14/07/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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