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	105/12 Trentham Street, Sandringham Vic 3191

Indicative selling price

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

Range between $1,690,000 & $1,790,000

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	1/23 Morley Cr HIGHETT 3190	$1,750,000	28/07/2025
2	104/24 Linacre Rd HAMPTON 3188	$1,450,000	17/06/2025
3	203/28 Linacre Rd HAMPTON 3188	$2,080,000	01/05/2025

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: 21/10/2025 08:29

105/12 Trentham Street, Sandringham Vic 3191



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,690,000 - $1,790,000
Median House Price
September quarter 2025: $2,152,500

Comparable Properties



1/23 Morley Cr HIGHETT 3190 (VG)

2 - -

Price: $1,750,000
Method: Sale
Date: 28/07/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



104/24 Linacre Rd HAMPTON 3188 (REI/VG)

2 2 2

Price: $1,450,000
Method: Private Sale
Date: 17/06/2025
Property Type: Apartment

Agent Comments



203/28 Linacre Rd HAMPTON 3188 (REI/VG)

3 2 3

Price: $2,080,000
Method: Private Sale
Date: 01/05/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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