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	45 Grange Road, Sandringham Vic 3191

Indicative selling price

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

Single price $2,200,000

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	19 Avelin St HAMPTON 3188	$2,195,000	26/10/2025
2	9 Gladstone St SANDRINGHAM 3191	$2,230,000	17/09/2025
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: 25/11/2025 13:28

45 Grange Road, Sandringham Vic 3191



Property Type:
Agent Comments

Indicative Selling Price
$2,200,000
Median House Price
September quarter 2025: $2,152,500

Comparable Properties



19 Avelin St HAMPTON 3188 (REI)

3 2 2

Agent Comments

Price: $2,195,000
Method: Auction Sale
Date: 26/10/2025
Property Type: House



9 Gladstone St SANDRINGHAM 3191 (REI/VG)

3 1 2

Agent Comments

Price: $2,230,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 581 sqm approx

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.

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

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