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<br>Including suburb and postcode | 1/8 Minnie Street, Sandringham Vic 3191 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $905,000 Property Type Unit Suburb Sandringham

Period - From 01/01/2025 to 31/12/2025 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 | 2/6 Sandringham Rd SANDRINGHAM 3191 | $1,030,000 | 05/12/2025 |
| 2 | 5/56 Edward St SANDRINGHAM 3191 | $1,235,000 | 08/11/2025 |
| 3 | 2/46 Abbott St SANDRINGHAM 3191 | $1,020,000 | 25/10/2025 |

**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: 28/01/2026 08:32

# 1/8 Minnie Street, Sandringham Vic 3191




2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$1,050,000 - $1,150,000
**Median Unit Price**
Year ending December 2025: $905,000

## Comparable Properties



### 2/6 Sandringham Rd SANDRINGHAM 3191 (REI)

2 1 1

**Price:** $1,030,000
**Method:** Sold Before Auction
**Date:** 05/12/2025
**Property Type:** Unit

Agent Comments



### 5/56 Edward St SANDRINGHAM 3191 (REI/VG)

3 1 2

**Price:** $1,235,000
**Method:** Auction Sale
**Date:** 08/11/2025
**Property Type:** Unit
**Land Size:** 248 sqm approx

Agent Comments



### 2/46 Abbott St SANDRINGHAM 3191 (REI/VG)

2 1 1

**Price:** $1,020,000
**Method:** Auction Sale
**Date:** 25/10/2025
**Property Type:** Unit

Agent Comments

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

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