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	2 Queens Square, Sandringham VIC 3191

Indicative selling price

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

Single price $2,700,000

Median sale price

Median price $2,150,000 Property Type House Suburb Sandringham

Period - From 01/10/2025 to 31/03/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41 Littlewood Street Hampton VIC 3188	$2,805,000	11/10/2025
66 Sargood Street Hampton 3188	$2,500,000	12/12/2025
61 Crisp Street Hampton VIC 3188	$2,720,000	14/03/2026

This Statement of Information was prepared on: 01/04/2026