

# 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

203/13 George Street, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$448,000

### Median sale price

Median price \$713,750

Property Type Unit

Suburb Sandringham

Period - From 14/10/2025

to 13/04/2026

Source Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
102/13 George Street Sandringham VIC 3191	\$439,500	24/12/2025

This Statement of Information was prepared on:

14/04/2026