

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

33/86-88 Beach Road, Sandringham VIC 3191

Indicative selling price

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

Single price

\$950,000

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)

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
15a Foam Street Hampton VIC 3188	\$985,000	23/01/2026
103/24 Linacre Road Hampton VIC 3188	\$950,000	21/11/2025
3/9 Waltham Street Sandringham VIC 3191	\$860,000	09/04/2026

This Statement of Information was prepared on:

14/04/2026