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	10 Moor Street, Sandringham Vic 3191

Indicative selling price

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

Single price: $2,320,000

Median sale price

Median price: $2,300,000 | Property Type: House | Suburb: Sandringham

Period - From: 01/04/2025 to: 31/03/2026 | 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	27 Vincent St SANDRINGHAM 3191	$2,300,000	21/03/2026
2	28 Sargood St HAMPTON 3188	$2,418,000	21/03/2026
3	38 Service St HAMPTON 3188	$2,205,000	29/11/2025

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: 21/04/2026 13:06