

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

2/14 Duff Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Sandringham

Period - From 15/04/2025 to 14/04/2026 Source Property Data

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	8B Green Pde SANDRINGHAM 3191	\$1,950,000	15/03/2026
2	11b Tibbles St BEAUMARIS 3193	\$2,200,000	23/01/2026
3	75B Abbott St SANDRINGHAM 3191	\$1,980,000	23/11/2025

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: 15/04/2026 10:40



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Townhouse Price
15/04/2025 - 14/04/2026: \$1,425,000

Comparable Properties

8B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,950,000
Method:
Date: 15/03/2026
Property Type: House

11b Tibbles St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,200,000
Method:
Date: 23/01/2026
Property Type: Townhouse (Single)

75B Abbott St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,980,000
Method:
Date: 23/11/2025
Property Type: House

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501