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	8 Daly Road, Sandringham Vic 3191

Indicative selling price

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

Range between $2,200,000 & $2,300,000

Median sale price

Median price $2,260,000 Property Type House Suburb Sandringham

Period - From 01/01/2026 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	22 Tennyson St SANDRINGHAM 3191	$2,250,000	19/03/2026
2	124 Wickham Rd HAMPTON EAST 3188	$2,150,000	11/03/2026
3	15 Cooke St SANDRINGHAM 3191	$2,270,000	21/02/2026

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: 29/05/2026 09:37

8 Daly Road, Sandringham Vic 3191

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4 2 4

Property Type: House

Indicative Selling Price
$2,200,000 - $2,300,000
Median House Price
March quarter 2026: $2,260,000

Comparable Properties



22 Tennyson St SANDRINGHAM 3191 (REI)

4 2 3

Price: $2,250,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 697 sqm approx

Agent Comments



124 Wickham Rd HAMPTON EAST 3188 (REI)

3 2 5

Price: $2,150,000
Method: Private Sale
Date: 11/03/2026
Property Type: House (Res)
Land Size: 1004 sqm approx

Agent Comments



15 Cooke St SANDRINGHAM 3191 (REI)

4 2 3

Price: $2,270,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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