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	3/42 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $840,000 Property Type Unit Suburb Sandringham

Period - From 16/05/2025 to 15/05/2026 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	3/7 Love St BLACK ROCK 3193	$1,045,000	21/03/2026
2	4/233-237 Bluff Rd SANDRINGHAM 3191	$1,100,000	12/03/2026
3	2/6 Sandringham Rd SANDRINGHAM 3191	$1,030,000	05/12/2025

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: 16/05/2026 16:33



3 1 2

Property Type: Villa

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
16/05/2025 - 15/05/2026: $840,000

Comparable Properties



3/7 Love St BLACK ROCK 3193 (REI)

2 1 2

Price: $1,045,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit

Agent Comments



4/233-237 Bluff Rd SANDRINGHAM 3191 (REI)

2 1 2

Price: $1,100,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: Townhouse (Res)

Agent Comments



2/6 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $1,030,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: Unit

Agent Comments

Account - Buxton | P: 03 9592 8000

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