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	176 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between $3,300,000 & $3,600,000

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	12 Red Bluff St BLACK ROCK 3193	$3,752,500	12/03/2026
2	195 Beach Rd BLACK ROCK 3193	$3,335,000	09/03/2026
3			

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: 14/05/2026 08:48

176 Beach Road, Sandringham Vic 3191

Simone Tindall
0408 330 355
simone.tindall@marshallwhite.com.au



4 3 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,600,000
Median House Price
March quarter 2026: $2,260,000

Comparable Properties



12 Red Bluff St BLACK ROCK 3193 (REI)

5 3 2

Price: $3,752,500
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments



195 Beach Rd BLACK ROCK 3193 (REI)

3 2 2

Price: $3,335,000
Method: Private Sale
Date: 09/03/2026
Property Type: House
Land Size: 520 sqm approx

Agent Comments

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.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.