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	17 Susan Street, Sandringham Vic 3191

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

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

Period - From 28/04/2025 to 27/04/2026 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	37 Grange Rd SANDRINGHAM 3191	$2,050,000	03/02/2026
2	22 Cowper St SANDRINGHAM 3191	$1,850,000	19/12/2025
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: 28/04/2026 14:07

17 Susan Street, Sandringham Vic 3191

Ryan Castles
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
28/04/2025 - 27/04/2026: $2,300,000

Comparable Properties



37 Grange Rd SANDRINGHAM 3191 (REI)

3 2 2

Price: $2,050,000
Method: Sold Before Auction
Date: 03/02/2026
Property Type: House (Res)

Agent Comments



22 Cowper St SANDRINGHAM 3191 (REI/VG)

3 2 1

Price: $1,850,000
Method: Sold Before Auction
Date: 19/12/2025
Property Type: House (Res)
Land Size: 241 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.

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