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	148 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Single price $2,200,000

Median sale price

Median price	$2,400,000	Property Type	House	Suburb	Sandringham
Period - From	01/07/2025	to	30/06/2026	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	123 Beach Rd SANDRINGHAM 3191	$2,090,000	03/03/2026
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: 21/07/2026 15:55

148 Beach Road, Sandringham Vic 3191

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2 1 2

Property Type: House
Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000
Median House Price
Year ending June 2026: $2,400,000

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

123 Beach Rd SANDRINGHAM 3191 (VG)

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Price: $2,090,000
Method: Sale
Date: 03/03/2026
Property Type: Common Area associated with residential unit(s)
Land Size: 1688 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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