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	72a Spring Street, Sandringham Vic 3191

Indicative selling price

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

Single price $1,790,000

Median sale price

Median price $1,410,000 Property Type Townhouse Suburb Sandringham

Period - From 15/06/2025 to 14/06/2026 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	1/16 First St BLACK ROCK 3193	$1,770,000	25/03/2026
2	13a Woff St BEAUMARIS 3193	$1,900,000	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: 15/06/2026 15:23

72a Spring Street, Sandringham Vic 3191



4 3 2

Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price
$1,790,000
Median Townhouse Price
15/06/2025 - 14/06/2026: $1,410,000

Comparable Properties



1/16 First St BLACK ROCK 3193 (REI)

3 2 2

Price: $1,770,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Res)

Agent Comments



13a Woff St BEAUMARIS 3193 (REI)

4 3 2

Price: $1,900,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Res)

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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