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	2 Minnie Street, Sandringham Vic 3191

Indicative selling price

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

Single price $2,990,000

Median sale price

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

Period - From 01/04/2025 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	7 Holzer St SANDRINGHAM 3191	$2,970,000	20/05/2026
2	65 Sims St SANDRINGHAM 3191	$3,000,000	02/06/2026
3	72 Mills St HAMPTON 3188	$2,930,000	25/03/2026

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: 25/06/2026 16:25

2 Minnie Street, Sandringham Vic 3191

RT Edgar



5 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$2,990,000
Median House Price
Year ending March 2026: $2,300,000

Comparable Properties

7 Holzer St SANDRINGHAM 3191 (REI)

5 3 4

Price: $2,970,000
Method:
Date: 20/05/2026
Property Type: House

Agent Comments



65 Sims St SANDRINGHAM 3191 (REI)

4 2 2

Price: $3,000,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 615 sqm approx

Agent Comments



72 Mills St HAMPTON 3188 (REI/VG)

4 2 3

Price: $2,930,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 592 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE | propertydata.com.au

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