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	4 Holloway Close, Sandringham Vic 3191

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,112,500 Property Type House Suburb Sandringham

Period - From 03/03/2024 to 02/03/2025 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	25 Balmoral Av SANDRINGHAM 3191	$2,075,000	03/02/2025
2	5 Barnet St HIGHETT 3190	$2,195,000	24/01/2025
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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: 03/03/2025 11:37

4 Holloway Close, Sandringham Vic 3191

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Rooms: 8
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
03/03/2024 - 02/03/2025: $2,112,500

Comparable Properties



25 Balmoral Av SANDRINGHAM 3191 (REI)

4 2 2

Price: $2,075,000
Method: Sold Before Auction
Date: 03/02/2025
Property Type: House (Res)

Agent Comments



5 Barnet St HIGHETT 3190 (REI)

4 2 2

Price: $2,195,000
Method: Private Sale
Date: 24/01/2025
Property Type: House (Res)
Land Size: 720 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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