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	21 Heath Street, 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 $2,075,000 Property Type House Suburb Sandringham

Period - From 01/01/2025 to 31/03/2025 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	9 Gladstone St SANDRINGHAM 3191	$2,100,000	26/03/2025
2	27 Collingwood St SANDRINGHAM 3191	$2,517,000	15/03/2025
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: 23/05/2025 16:31

21 Heath Street, Sandringham Vic 3191

RT Edgar



3 2 2

Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2025: $2,075,000

Comparable Properties



9 Gladstone St SANDRINGHAM 3191 (REI/VG)

3 1 2

Price: $2,100,000
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 581 sqm approx

Agent Comments



27 Collingwood St SANDRINGHAM 3191 (REI)

3 2 2

Price: $2,517,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (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 - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

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