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	6 Holloway Close, Sandringham Vic 3191

Indicative selling price

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

Single price $2,400,000

Median sale price

Median price $2,100,000 Property Type House Suburb Sandringham

Period - From 01/07/2024 to 30/06/2025 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 Cooke St SANDRINGHAM 3191	$2,300,000	10/05/2025
2			
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: 22/08/2025 15:49

6 Holloway Close, Sandringham Vic 3191

RT Edgar



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000
Median House Price
Year ending June 2025: $2,100,000

Comparable Properties



9 Cooke St SANDRINGHAM 3191 (REI)

4 3 2

Price: $2,300,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 687 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.

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

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