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<br>Including suburb and postcode | 18 Codrington Street, Sandringham Vic 3191 |

## Indicative selling price

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

Range between $4,300,000 & $4,700,000

## Median sale price

Median price $2,125,000 Property Type House Suburb Sandringham

Period - From 10/11/2024 to 09/11/2025 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 | 9 Holzer St SANDRINGHAM 3191 | $4,300,000 | 18/07/2025 |
| 2 | 5 Southey St SANDRINGHAM 3191 | $4,522,000 | 01/07/2025 |
| 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: 10/11/2025 08:10

# 18 Codrington Street, Sandringham Vic 3191

RT Edgar

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4 2.5 4

**Property Type:** House (Res)
**Land Size:** 976 (approx) sqm approx

Agent Comments

**Indicative Selling Price**
$4,300,000 - $4,700,000
**Median House Price**
10/11/2024 - 09/11/2025: $2,125,000

Land size is 976m2. This is larger land than current Comparable Properties allowed within Statement of Information timeframe. Builders own home - Quality renovation. New back end to the home. Magnificent gardens and entertaining areas, including fully landscaped Pool and Spa.

## Comparable Properties



**9 Holzer St SANDRINGHAM 3191 (REI)**

4 2 2

**Price:** $4,300,000
**Method:** Private Sale
**Date:** 18/07/2025
**Property Type:** House (Res)
**Land Size:** 865 sqm approx

Agent Comments



**5 Southey St SANDRINGHAM 3191 (REI/VG)**

6 3 2

**Price:** $4,522,000
**Method:** Private Sale
**Date:** 01/07/2025
**Property Type:** House
**Land Size:** 897 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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