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	65 Sims Street, Sandringham Vic 3191

Indicative selling price

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

Range between $2,800,000 & $3,080,000

Median sale price

Median price $2,495,000 Property Type House Suburb Sandringham

Period - From 01/10/2025 to 31/12/2025 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	58 Littlewood St HAMPTON 3188	$3,150,000	15/03/2026
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: 18/03/2026 16:03

65 Sims Street, Sandringham Vic 3191

RT Edgar

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Rooms: 6
Property Type: House
Land Size: 619.287 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
December quarter 2025: $2,495,000

Comparable Properties



58 Littlewood St HAMPTON 3188 (REI)

5 2 3

Price: $3,150,000
Method: Sold After Auction
Date: 15/03/2026
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

- Addition of pool - 1 less bathroom

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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