Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/10/2026

Property offered for sale

Address
Including suburb and postcode: 11/170 Beach Road, Sandringham Vic 3191

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	4	3	3	230	180

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,850,000 or Range between &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,410,000 Property type Townhouse Suburb Sandringham

Period: from 06/10/2025 to 05/10/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1a Cooke St SANDRINGHAM 3191		
Sale price	$2,017,500	Date of sale	10/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	N/A	345

Comparable property 2

Address	3/14 Duff St SANDRINGHAM 3191		
Sale price	$1,980,000	Date of sale	15/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	4	2	2	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There have only been 2 reported sales within a 2km radius in the last six months that reflect the absolute waterfront position, views, size and quality of this townhouse.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=ec162923129488f8a4943c9838f2f1a2

11/170 Beach Road, Sandringham Vic 3191

KAY & BURTON

4 3 3

Property Type: Townhouse
Land Size: 180 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median Townhouse Price
06/10/2025 - 05/10/2026: $1,410,000

Comparable Properties

1a Cooke St SANDRINGHAM 3191 (REI)

4 3 2

Price: $2,017,500
Method:
Date: 10/07/2026
Property Type: House

Agent Comments

3/14 Duff St SANDRINGHAM 3191 (REI)

4 2 2

Price: $1,980,000
Method: Private Sale
Date: 15/08/2026
Property Type: Townhouse (Single)

Agent Comments

There have only been 2 reported sales within a 2km radius in the last six months that reflect the absolute waterfront position, views, size and quality of this townhouse.

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171

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