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	45 Tennyson Street, Sandringham Vic 3191

Indicative selling price

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

Range between $3,375,000 & $3,575,000

Median sale price

Median price $2,170,000 Property Type House Suburb Sandringham

Period - From 01/01/2024 to 31/12/2024 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	28 Alicia St HAMPTON 3188	$3,375,000	24/02/2025
2	4 Minnie St SANDRINGHAM 3191	$3,385,000	28/11/2024
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: 11/03/2025 14:31

45 Tennyson Street, Sandringham Vic 3191

Jenny Dwyer
03 9521 9800
0418 528 988
jenny.dwyer@belleproperty.com



4 3 2

Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price
$3,375,000 - $3,575,000
Median House Price
Year ending December 2024: $2,170,000

Comparable Properties



28 Alicia St HAMPTON 3188 (REI)

4 3 2

Price: $3,375,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 801 sqm approx

Agent Comments



4 Minnie St SANDRINGHAM 3191 (REI/VG)

4 3 2

Price: $3,385,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 650 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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