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	4/42 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between $920,000 & $970,000

Median sale price

Median price $830,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2024 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	5/26 Red Bluff St BLACK ROCK 3193	$900,000	17/12/2024
2	5/15 Red Bluff St BLACK ROCK 3193	$950,000	08/11/2024
3	2/70 Victoria St SANDRINGHAM 3191	$980,000	23/10/2024

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: 03/03/2025 12:05



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$920,000 - $970,000
Median Unit Price
December quarter 2024: $830,000

Comparable Properties



5/26 Red Bluff St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $900,000
Method: Private Sale
Date: 17/12/2024
Property Type: Unit

Agent Comments



5/15 Red Bluff St BLACK ROCK 3193 (REI/VG)

3 1 1

Price: $950,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: Unit

Agent Comments



2/70 Victoria St SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $980,000
Method: Private Sale
Date: 23/10/2024
Property Type: Unit
Land Size: 155.50 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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