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	39 Kenneth Street, Sandringham Vic 3191

Indicative selling price

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

Single price $1,730,000

Median sale price

Median price $2,280,000 Property Type House Suburb Sandringham

Period - From 21/10/2023 to 20/10/2024 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	19 Wales St HAMPTON 3188	$1,781,000	31/08/2024
2	6 Field St HAMPTON 3188	$1,735,000	13/06/2024
3	3 Duncan St SANDRINGHAM 3191	$1,730,000	18/05/2024

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: 21/10/2024 09:54

39 Kenneth Street, Sandringham Vic 3191

Nick Sinclair
9598 1111
0422 217 788
nsinclair@hodges.com.au



2 1 3

Property Type: House
Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price
$1,730,000
Median House Price
21/10/2023 - 20/10/2024: $2,280,000

Comparable Properties



19 Wales St HAMPTON 3188 (REI)

3 2 2

Price: $1,781,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



6 Field St HAMPTON 3188 (REI/VG)

3 1 2

Price: $1,735,000
Method: Sold Before Auction
Date: 13/06/2024
Property Type: House
Land Size: 711 sqm approx

Agent Comments



3 Duncan St SANDRINGHAM 3191 (REI/VG)

3 1 2

Price: $1,730,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments

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