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	23 Grange Road, Sandringham Vic 3191

Indicative selling price

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

Single price: $1,750,000

Median sale price

Median price: $2,450,000 Property Type: House Suburb: Sandringham

Period - From: 01/07/2024 to: 30/09/2024 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	34 Codrington St SANDRINGHAM 3191	$1,738,000	29/10/2024
2	12 Royal Av SANDRINGHAM 3191	$1,830,000	26/10/2024
3	31 Vincent St SANDRINGHAM 3191	$1,870,000	23/08/2024

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: 04/12/2024 09:14

23 Grange Road, Sandringham Vic 3191

Paul Bond
9598 1111
0419 519 311
pbond@hodges.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
September quarter 2024: $2,450,000

Comparable Properties



34 Codrington St SANDRINGHAM 3191 (REI)

3 1 3

Price: $1,738,000
Method: Private Sale
Date: 29/10/2024
Property Type: House

Agent Comments



12 Royal Av SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $1,830,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments



31 Vincent St SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $1,870,000
Method: Sold Before Auction
Date: 23/08/2024
Property Type: House (Res)
Land Size: 373 sqm approx

Agent Comments

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