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	5 Rose Street, Sandringham VIC 3191

Indicative selling price

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

Single price	$3,790,000

Median sale price

Median price	$2,082,500	Property Type	House	Suburb	Sandringham
Period - From	15/10/2024	to	14/04/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
52 Linacre Road Hampton VIC 3188	$3,800,000	14/12/2024
25 Bayview Crescent Black Rock VIC 3193	$3,925,000	12/12/2024
106-108 Bluff Road Black Rock VIC 3193	$3,830,000	13/11/2024

This Statement of Information was prepared on: 15/04/2025