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: 2/11 Waltham Street, Sandringham Vic 3191

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $875,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2024 to 31/03/2025 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	6/572 Hampton St HAMPTON 3188	$845,000	28/02/2025
2	108/43 Willis St HAMPTON 3188	$810,000	11/02/2025
3	428/220 Bay Rd SANDRINGHAM 3191	$830,000	12/12/2024

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: 11/04/2025 13:42



2 2 1

Rooms: 4
Property Type: Apartment
Land Size: 474 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
Year ending March 2025: $875,000

Comparable Properties



6/572 Hampton St HAMPTON 3188 (REI/VG)

2 1 1

Price: $845,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: Unit

Agent Comments



108/43 Willis St HAMPTON 3188 (REI)

2 2 1

Price: $810,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Agent Comments



428/220 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 2 1

Price: $830,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment
Land Size: 160 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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