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: 5/9 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between $980,000 & $995,000

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	2/64 Edward St SANDRINGHAM 3191	$980,000	07/03/2025
2	4/42 Edward St SANDRINGHAM 3191	$1,024,000	06/03/2025
3			

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: 02/06/2025 17:38

5/9 Edward Street, Sandringham Vic 3191



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$980,000 - $995,000
Median Unit Price
Year ending March 2025: $875,000

Comparable Properties



2/64 Edward St SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $980,000
Method: Auction Sale
Date: 07/03/2025
Property Type: Unit

Agent Comments



4/42 Edward St SANDRINGHAM 3191 (VG)

3 - -

Price: $1,024,000
Method: Sale
Date: 06/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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.

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

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