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	6/172 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between $1,425,000 & $1,495,000

Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Sandringham

Period - From 26/05/2024 to 25/05/2025 Source Property Data

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		
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: 26/05/2025 14:10

6/172 Beach Road, Sandringham Vic 3191

Mandy Engelhardt
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3	2	2 and storage

Rooms: 4
Property Type: Apartment
Land Size: 121m2 approx internal sqm approx

Agent Comments

Indicative Selling Price
$1,425,000 - $1,495,000
Median Townhouse Price
26/05/2024 - 25/05/2025: $1,300,000

Comparable Properties

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.

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