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	19b Nelson Street, Sandringham Vic 3191

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,090,000 Property Type House Suburb Sandringham

Period - From 25/06/2024 to 24/06/2025 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	9a Olive St HAMPTON 3188	$1,820,000	06/05/2025
2	21a Tulip St BLACK ROCK 3193	$1,765,000	06/04/2025
3	5 Carew St SANDRINGHAM 3191	$1,850,000	17/01/2025

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: 25/06/2025 09:49

19b Nelson Street, Sandringham Vic 3191

Ryan Castles
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3 2 2

Property Type: House
Land Size: 285 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
25/06/2024 - 24/06/2025: $2,090,000

Comparable Properties



9a Olive St HAMPTON 3188 (REI)

3 2 3

Price: $1,820,000
Method: Sold Before Auction
Date: 06/05/2025
Property Type: Townhouse (Res)

Agent Comments



21a Tulip St BLACK ROCK 3193 (REI/VG)

3 2 2

Price: $1,765,000
Method: Private Sale
Date: 06/04/2025
Property Type: House
Land Size: 362 sqm approx

Agent Comments



5 Carew St SANDRINGHAM 3191 (REI/VG)

3 1 1

Price: $1,850,000
Method: Private Sale
Date: 17/01/2025
Property Type: House (Res)

Agent Comments

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