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	4/9-11 ARTHUR STREET SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$795,000	Property type	Unit	Suburb	Sandringham
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
3/41 BAY ROAD SANDRINGHAM VIC 3191	$385,000	04-Mar-25
8/18-20 FEWSTER ROAD HAMPTON VIC 3188	$464,000	11-Feb-25
410/2 WILLIS LANE HAMPTON VIC 3188	$375,000	12-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 02 May 2025

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3/41 BAY ROAD SANDRINGHAM VIC 3191

1 1 1

Sold Price **$385,000** Sold Date **04-Mar-25**

Distance **0.84km**



8/18-20 FEWSTER ROAD HAMPTON VIC 3188

1 1 1

Sold Price **$464,000** Sold Date **11-Feb-25**

Distance **1.27km**



410/2 WILLIS LANE HAMPTON VIC 3188

1 1 1

Sold Price **$375,000** Sold Date **12-Feb-25**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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