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	1 HOBSON 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	$1,300,000	&	$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,000,000	Property type	House	Suburb	Sandringham
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Cotality

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
12 VINCENT STREET SANDRINGHAM VIC 3191	$1,512,000	01-Apr-25
4/10 RAYNES PARK ROAD HAMPTON VIC 3188	$1,385,000	14-Mar-25
214 BEACH ROAD BLACK ROCK VIC 3193	-	08-Jul-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: 29 July 2025

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12 VINCENT STREET SANDRINGHAM VIC 3191

2 1 1

Sold Price **$1,512,000** Sold Date **01-Apr-25**

Distance **0.35km**



4/10 RAYNES PARK ROAD HAMPTON VIC 3188

3 1 2

Sold Price **$1,385,000** Sold Date **14-Mar-25**

Distance **1.26km**



214 BEACH ROAD BLACK ROCK VIC 3193

3 1 1

Sold Price RS UN **-** Sold Date **08-Jul-25**

Distance **1.84km**

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

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