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	1/39 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between $1,690,000 & $1,790,000

Median sale price

Median price $1,425,000 Property Type Townhouse Suburb Sandringham

Period - From 16/09/2024 to 15/09/2025 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	42 Gipsy Way SANDRINGHAM 3191	$1,650,000	01/08/2025
2	19b Nelson St SANDRINGHAM 3191	$1,840,000	16/07/2025
3	76 Abbott St SANDRINGHAM 3191	$1,900,000	26/03/2025

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: 16/09/2025 11:59

1/39 Fernhill Road, Sandringham Vic 3191



4 2 2

Property Type: Townhouse (Res)
Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price
$1,690,000 - $1,790,000
Median Townhouse Price
16/09/2024 - 15/09/2025: $1,425,000

Comparable Properties



42 Gipsy Way SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 01/08/2025
Property Type: Townhouse (Single)

Agent Comments



19b Nelson St SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,840,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Townhouse (Res)
Land Size: 284 sqm approx

Agent Comments



76 Abbott St SANDRINGHAM 3191 (REI/VG)

4 2 2

Price: $1,900,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Single)
Land Size: 381 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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