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	25b Gladstone Street, Sandringham Vic 3191

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $2,020,000 Property Type House Suburb Sandringham

Period - From 29/07/2024 to 28/07/2025 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	76 Abbott St SANDRINGHAM 3191	$1,900,000	26/03/2025
2	70b Highett Rd HAMPTON 3188	$1,980,000	24/06/2024
3	45b Duncan St SANDRINGHAM 3191	$1,930,000	12/03/2024

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: 29/07/2025 08:13



Property Type:
Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
29/07/2024 - 28/07/2025: $2,020,000

Comparable Properties



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



70b Highett Rd HAMPTON 3188 (REI/VG)

4 3 3

Price: $1,980,000
Method: Private Sale
Date: 24/06/2024
Property Type: Townhouse (Single)
Land Size: 324 sqm approx

Agent Comments



45b Duncan St SANDRINGHAM 3191 (REI/VG)

4 3 1

Price: $1,930,000
Method: Private Sale
Date: 12/03/2024
Property Type: Townhouse (Res)
Land Size: 342 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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