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	20 Victory Street, Sandringham Vic 3191

Indicative selling price

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

Range between $3,100,000 & $3,300,000

Median sale price

Median price $2,100,000 Property Type House Suburb Sandringham

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	5 Dreadnought St SANDRINGHAM 3191	$3,130,000	25/07/2025
2	5 Bayview Cr BLACK ROCK 3193	$3,195,000	04/06/2025
3	138 Thomas St HAMPTON 3188	$3,360,000	15/03/2025

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: 15/09/2025 09:25

20 Victory Street, Sandringham Vic 3191



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,100,000 - $3,300,000
Median House Price
Year ending June 2025: $2,100,000

Comparable Properties



5 Dreadnought St SANDRINGHAM 3191 (REI/VG)

4 2 2

Price: $3,130,000
Method: Private Sale
Date: 25/07/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments



5 Bayview Cr BLACK ROCK 3193 (REI)

4 3 2

Price: $3,195,000
Method: Auction Sale
Date: 04/06/2025
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments



138 Thomas St HAMPTON 3188 (REI/VG)

4 2 4

Price: $3,360,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

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

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