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	15 Spring Street, Sandringham Vic 3191

Indicative selling price

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

Range between $2,600,000 & $2,750,000

Median sale price

Median price $2,107,500 Property Type House Suburb Sandringham

Period - From 01/04/2025 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	32 Potter St BLACK ROCK 3193	$2,665,000	24/06/2025
2	6 Woodall St BLACK ROCK 3193	$2,870,000	04/05/2025
3	1 Ferguson St BLACK ROCK 3193	$2,690,000	22/02/2025

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: 13/08/2025 13:06

15 Spring Street, Sandringham Vic 3191

Angus Graham
9598 1111
0401 505 259
agraham@hodges.com.au



4 2 2

Rooms: 9
Property Type: House
Land Size: 822.447 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,750,000
Median House Price
June quarter 2025: $2,107,500

Comparable Properties



32 Potter St BLACK ROCK 3193 (REI)

4 2 2

Price: $2,665,000
Method: Private Sale
Date: 24/06/2025
Property Type: House

Agent Comments



6 Woodall St BLACK ROCK 3193 (REI)

5 4 2

Price: $2,870,000
Method: Private Sale
Date: 04/05/2025
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments



1 Ferguson St BLACK ROCK 3193 (REI)

4 2 2

Price: $2,690,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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