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	7 Tennyson Street, Sandringham VIC 3191

Indicative selling price

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

Single price	$2,975,000

Median sale price

Median price	$2,100,000	Property Type	Other	Suburb	Sandringham
Period - From	21/04/2025	to	20/10/2025	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Susan Street Sandringham VIC 3191	$3,150,000	17/10/2025
27 Cowper Street Sandringham VIC 3191	$2,950,000	13/08/2025
20 Victory Street Sandringham VIC 3191	$3,215,000	03/10/2025

This Statement of Information was prepared on: 21/10/2025