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	27 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between $3,250,000 & $3,550,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	43 Potter St BLACK ROCK 3193	$3,350,000	15/11/2025
2	99 Bay Rd SANDRINGHAM 3191	$3,250,000	28/10/2025
3	81 Vincent St SANDRINGHAM 3191	$3,350,000	13/09/2025

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: 20/11/2025 17:35

27 Fernhill Road, Sandringham Vic 3191



4 2 4

Property Type: House
Land Size: 1089 sqm approx

Agent Comments

Indicative Selling Price
$3,250,000 - $3,550,000
Median House Price
Year ending September 2025: $2,100,000

Comparable Properties



43 Potter St BLACK ROCK 3193 (REI)

4 4 2

Price: $3,350,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House
Land Size: 819 sqm approx

Agent Comments



99 Bay Rd SANDRINGHAM 3191 (REI)

4 2 6

Price: $3,250,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 1173 sqm approx

Agent Comments



81 Vincent St SANDRINGHAM 3191 (REI/VG)

4 3 7

Price: $3,350,000
Method: Private Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 954 sqm approx

Agent Comments

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

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