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	19/86-88 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price $905,000 Property Type Unit 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	504/10 Koolkuna La HAMPTON 3188	$870,000	11/07/2025
2	5/56 Beach Rd HAMPTON 3188	$800,000	04/07/2025
3	10/16 Small St HAMPTON 3188	$750,000	27/05/2025

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 11:24

19/86-88 Beach Road, Sandringham Vic 3191

Ryan Castles
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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
$730,000 - $790,000
Median Unit Price
June quarter 2025: $905,000

Comparable Properties

504/10 Koolkuna La HAMPTON 3188 (REI)

2 | 2 | 1

Price: $870,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment

Agent Comments



5/56 Beach Rd HAMPTON 3188 (REI)

2 | 1 | 1

Price: $800,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment

Agent Comments



10/16 Small St HAMPTON 3188 (REI/VG)

2 | 2 | 1

Price: $750,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment

Agent Comments

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