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	2/6 Sandringham Road, Sandringham Vic 3191

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $935,500 Property Type Unit Suburb Sandringham

Period - From 01/07/2025 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	3/50 Fewster Rd HAMPTON 3188	$950,000	27/10/2025
2	2/46 Abbott St SANDRINGHAM 3191	$1,020,000	25/10/2025
3	3/11 Tennyson St SANDRINGHAM 3191	$975,000	18/10/2025

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: 12/11/2025 12:47

2/6 Sandringham Road, Sandringham Vic 3191



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
September quarter 2025: $935,500

Comparable Properties



3/50 Fewster Rd HAMPTON 3188 (REI)

2 1 1

Price: $950,000
Method: Sold Before Auction
Date: 27/10/2025
Property Type: Unit

Agent Comments



2/46 Abbott St SANDRINGHAM 3191 (REI)

2 1 1

Price: $1,020,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments

3/11 Tennyson St SANDRINGHAM 3191 (REI)

2 1 1

Price: $975,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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