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	58 Sandringham Road, Sandringham Vic 3191

Indicative selling price

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

Range between $1,400,000 & $1,495,000

Median sale price

Median price $2,152,500 Property Type House 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	5b Clyde St HIGHETT 3190	$1,530,000	09/09/2025
2	5/68 Victoria St SANDRINGHAM 3191	$1,500,000	14/07/2025
3	7a Albert St HIGHETT 3190	$1,500,000	12/07/2025

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: 13/11/2025 11:24

58 Sandringham Road, Sandringham Vic 3191

JellisCraig

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jelliscraig.com.au



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Property Type: House

Indicative Selling Price
$1,400,000 - $1,495,000
Median House Price
September quarter 2025: $2,152,500

Comparable Properties



5b Clyde St HIGHETT 3190 (REI)

3 2 2

Price: $1,530,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Res)

Agent Comments



5/68 Victoria St SANDRINGHAM 3191 (REI/VG)

3 2 2

Price: $1,500,000
Method: Private Sale
Date: 14/07/2025
Property Type: House
Land Size: 344 sqm approx

Agent Comments



7a Albert St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 342 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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