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	102/13 George Street, Sandringham VIC 3191

Indicative selling price

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

Single price $480,000

Median sale price

Median price $711,250 Property Type Unit Suburb Sandringham

Period - From 05/07/2025 to 03/01/2026 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
1/15 Major Street Highett VIC 3190	$475,000	11/09/2025
109/222 Bay Road Sandringham VIC 3191	$455,000	30/09/2025
1/338 Bay Road Cheltenham VIC 3192	$455,000	17/07/2025

This Statement of Information was prepared on: 05/01/2026