

# 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 99a Vincent Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,680,000

### Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Sandringham

Period - From 16/10/2024 to 15/10/2025 Source Property Data

### 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	7 Queens Sq SANDRINGHAM 3191	\$1,700,000	08/09/2025
2	2/5 Foam St HAMPTON 3188	\$1,630,000	30/06/2025
3	40b Miller St HIGHETT 3190	\$1,680,000	14/05/2025

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: 16/10/2025 21:07

Amanda Thomson

03 9598 1111

0418 266 326

AThomson@hodges.com.au



3/4 2 4

**Rooms:** 6

**Property Type:** House

**Land Size:** 464 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,680,000

**Median Townhouse Price**

16/10/2024 - 15/10/2025: \$1,425,000

## Comparable Properties



**7 Queens Sq SANDRINGHAM 3191 (REI)**

Agent Comments

3 1 1

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 08/09/2025

**Property Type:** House



**2/5 Foam St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

**Price:** \$1,630,000

**Method:** Private Sale

**Date:** 30/06/2025

**Property Type:** Unit



**40b Miller St HIGHETT 3190 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 358 sqm approx

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