

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 45 Kenneth Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,600,000 & \$1,650,000

Median sale price

Median price \$2,170,000 Property Type House Suburb Sandringham

Period - From 01/01/2024 to 31/12/2024 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	18 Highbury Av HAMPTON EAST 3188	\$1,605,000	30/11/2024
2	39 Kenneth St SANDRINGHAM 3191	\$1,720,000	01/11/2024
3	5 Kelly Av HAMPTON EAST 3188	\$1,651,000	19/10/2024

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: 26/02/2025 16:38



4 2 3

Property Type: House (Previously Occupied - Detached)
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median House Price
Year ending December 2024: \$2,170,000

Comparable Properties



18 Highbury Av HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,605,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 697 sqm approx



39 Kenneth St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

2 1 3

Price: \$1,720,000
Method: Private Sale
Date: 01/11/2024
Property Type: House (Res)
Land Size: 676 sqm approx



5 Kelly Av HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,651,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 599 sqm approx