

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

15 Cooke Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$2,495,000 Property Type House Suburb Sandringham

Period - From 01/10/2025 to 31/12/2025 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	57 Potter St BLACK ROCK 3193	\$2,130,000	14/02/2026
2	75 Morey Rd BEAUMARIS 3193	\$2,180,000	23/01/2026
3	38 Kenneth St SANDRINGHAM 3191	\$2,010,000	09/01/2026

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:

17/02/2026 17:06



Rooms: 6

Property Type: House

Land Size: 818sqmt sqm approx

Agent Comments

Comparable Properties



57 Potter St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,130,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 582 sqm approx



75 Morey Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,180,000

Method: Private Sale

Date: 23/01/2026

Property Type: House

Land Size: 843 sqm approx



38 Kenneth St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$2,010,000

Method: Private Sale

Date: 09/01/2026

Property Type: House (Res)

Land Size: 676 sqm approx