

# 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

40 Grange Road, 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 \$1,400,000

&

\$1,500,000

### 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	7a Jillian Av HIGHETT 3190	\$1,400,000	01/12/2025
2	2/6 David St HAMPTON 3188	\$1,469,000	22/11/2025
3	5a Saltair St HAMPTON EAST 3188	\$1,465,000	19/11/2025

**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:

13/02/2026 12:02



3 2 2

**Property Type:** House  
**Land Size:** 271 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
December quarter 2025: \$2,495,000

## Comparable Properties



**7a Jillian Av HIGHETT 3190 (REI/VG)**

**Agent Comments**

3 3 3

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx



**2/6 David St HAMPTON 3188 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,469,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)



**5a Saltair St HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,465,000  
**Method:** Sold Before Auction  
**Date:** 19/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 312 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216