

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

8 Neptune Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,800,000

&

\$2,950,000

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	23 Victoria St SANDRINGHAM 3191	\$2,950,000	16/11/2024
2			
3			

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:

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Indicative Selling Price

\$2,800,000 - \$2,950,000

Median House Price

Year ending December 2024: \$2,170,000



4 2.5 2

Property Type: House (Res)

Land Size: 815 sqm approx

Agent Comments

Comparable Properties



23 Victoria St SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 2 2

Price: \$2,950,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 929 sqm approx

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.