

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

4 Mclauchlin Avenue, Sandringham VIC 3191

Indicative selling price

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

Single price

\$3,100,000

Median sale price

Median price

\$2,137,500

Property Type

House

Suburb

Sandringham

Period - From

21/08/2025

to

20/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Kyarra Street Hampton VIC 3188	\$3,250,000	23/11/2025
44 Abbott Street Sandringham VIC 3191	\$3,500,000	18/11/2025
104 Linacre Road Hampton VIC 3188	\$3,175,000	16/11/2025

This Statement of Information was prepared on:

21/02/2026