

# 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

2/150 Beach 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)

Single price \$650,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Sandringham

Period - From 27/02/2025

to 26/02/2026

Source Property Data

### 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	11/9 Arthur St SANDRINGHAM 3191	\$660,000	13/12/2025
2	13/39-41 Abbott St SANDRINGHAM 3191	\$630,000	16/11/2025
3	5/9-11 Arthur St SANDRINGHAM 3191	\$642,000	28/10/2025

**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:

27/02/2026 14:16



**Property Type:** Apartment

Agent Comments

These are most recent comparables , in and around same location, with same property attributes

## Comparable Properties

11/9 Arthur St SANDRINGHAM 3191 (VG)

Agent Comments



**Price:** \$660,000

**Method:** Sale

**Date:** 13/12/2025

**Property Type:** Strata Unit/Flat



13/39-41 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 16/11/2025

**Property Type:** Apartment



5/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments



**Price:** \$642,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** Unit

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