

# 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 10 Cowper Street, 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  or range between \$2,500,000 & \$2,600,000

### Median sale price

Median price \$2,130,000 Property type House Suburb SANDRINGHAM  
Period - From 28/02/2023 to 27/02/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the 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
1 84-85 Beach Road Sandringham Vic 3191	\$2,600,000	2023-11-02
2 19a Nelson Street Sandringham Vic 3191	\$2,320,000	2023-10-21
3 17 Holzer Street Sandringham Vic 3191	\$2,400,000	2023-09-20

This Statement of Information was prepared on: 28/02/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.