

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

1 Cowper Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,162,500 Property Type House Suburb Sandringham

Period - From 01/01/2025 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	37 Orlando St HAMPTON 3188	\$2,105,000	29/11/2025
2	1 Vincent St SANDRINGHAM 3191	\$1,930,000	29/11/2025
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:

26/03/2026 10:33



 3  2  2

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 385 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
Year ending December 2025: \$2,162,500

Comparable Properties



37 Orlando St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

 3  2  4

Price: \$2,105,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)



1 Vincent St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,930,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805