

# 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

5 Rose Street, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$3,950,000

### Median sale price

Median price

\$2,082,500

Property Type

House

Suburb

Sandringham

Period - From

06/10/2024

to

05/04/2025

Source

core\_logic

### 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
52 Linacre Road Hampton VIC 3188	\$3,800,000	14/12/2024
25 Bayview Crescent Black Rock VIC 3193	\$3,925,000	12/12/2024
106-108 Bluff Road Black Rock VIC 3193	\$3,830,000	13/11/2024

This Statement of Information was prepared on:

07/04/2025