

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 8 Daly Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,400,000 & \$2,550,000

Median sale price

Median price \$2,260,000 Property Type House Suburb Sandringham

Period - From 01/01/2026 to 31/03/2026 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	44 Raynes Park Rd HAMPTON 3188	\$2,418,000	23/04/2026
2	61 Crisp St HAMPTON 3188	\$2,720,000	14/03/2026
3	66 Sargood St HAMPTON 3188	\$2,500,000	12/12/2025

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: 01/05/2026 13:13



Property Type: House

Comparable Properties



44 Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,418,000

Method: Sold Before Auction

Date: 23/04/2026

Property Type: House

Land Size: 807 sqm approx



61 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,720,000

Method: Private Sale

Date: 14/03/2026

Property Type: House

Land Size: 860 sqm approx



66 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 836 sqm approx

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