

# 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

64 Sandringham 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)

Range between

\$2,950,000

&

\$3,200,000

### Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Sandringham

Period - From

21/04/2025

to

20/10/2025

Source

Cotality™

### 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
19 Susan Street Sandringham VIC 3191	\$3,150,000	17/10/2025
48 Service Road, Hampton	\$3,220,000	30/08/2025
14 Lansdown Street, Hampton	\$3,137,500	23/08/2025

This Statement of Information was prepared on:

21/10/2025