

# 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

65 Grange Road, Sandringham VIC 3191

### Indicative selling price

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

Range between

\$1,590,000

&

\$1,650,000

### Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Sandringham

Period - From

30/10/2024

to

29/04/2025

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
2B Bourneville Avenue Brighton East VIC 3187	\$1,600,000	01/03/2025
211 Bluff Road Sandringham VIC 3191	\$1,567,500	14/12/2024
3/63 Linacre Road Hampton VIC 3188	\$1,537,000	07/12/2024

This Statement of Information was prepared on:

30/04/2025