

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

2/150 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$687,500

Property Type

Unit

Suburb

Sandringham

Period - From

24/02/2025

to

23/02/2026

Source

Property Data

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	3/30 Dalmont St HIGHETT 3190	\$641,000	07/02/2026
2	13/39-41 Abbott St SANDRINGHAM 3191	\$630,000	16/11/2025
3	5/9-11 Arthur St SANDRINGHAM 3191	\$642,000	28/10/2025

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:

24/02/2026 17:41



2
 1
 1

Property Type: Block of Units

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

24/02/2025 - 23/02/2026: \$687,500

Notes as per previous SOI

Comparable Properties



3/30 Dalmont St HIGHETT 3190 (REI)

Agent Comments

2
 1
 1

Price: \$641,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit



13/39-41 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

2
 1
 1

Price: \$630,000

Method: Private Sale

Date: 16/11/2025

Property Type: Apartment



5/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments

2
 1
 1

Price: \$642,000

Method: Private Sale

Date: 28/10/2025

Property Type: Unit

Account - Buxton | P: 03 9598 8222