

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

1/33-35 Melrose Street, Sandringham Vic 3191
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Indicative selling price

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

Range between

\$1,690,000

 &

\$1,790,000

Median sale price

Median price

\$1,412,500

 Property Type

Townhouse

 Suburb

Sandringham

Period - From

12/11/2024

 to

11/11/2025

 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	1/47 Willis St HAMPTON 3188	\$1,730,000	25/10/2025
2			
3			

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:

12/11/2025 13:21

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Indicative Selling Price

\$1,690,000 - \$1,790,000

Median Townhouse Price

12/11/2024 - 11/11/2025: \$1,412,500



 4  3  2

Property Type: Apartment

Agent Comments

Comparable Properties



1/47 Willis St HAMPTON 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,730,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Land Size: 328 sqm approx

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.