

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 Vincent Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,152,500

Property Type House

Suburb Sandringham

Period - From 01/07/2025

to

30/09/2025

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	1/39 Fernhill Rd SANDRINGHAM 3191	\$1,825,000	19/09/2025
2	19b Nelson St SANDRINGHAM 3191	\$1,840,000	16/07/2025
3	78 Crisp St HAMPTON 3188	\$1,850,000	10/07/2025

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:

05/11/2025 14:19

1 Vincent Street, Sandringham Vic 3191



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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

September quarter 2025: \$2,152,500



3+ 2.5 2

Property Type: Townhouse
(Single)

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



1/39 Fernhill Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,825,000

Method: Private Sale

Date: 19/09/2025

Property Type: Townhouse (Res)

Land Size: 260 sqm approx



19b Nelson St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,840,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Townhouse (Res)

Land Size: 284 sqm approx



78 Crisp St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 10/07/2025

Property Type: Townhouse (Single)

Land Size: 425 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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