

## 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	<span style="border: 1px solid black; padding: 2px;">\$2,152,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Sandringham</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



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**Property Type:** Townhouse (Single)

**Land Size:** 220 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median House Price**  
September quarter 2025: \$2,152,500

## Comparable Properties



**1/39 Fernhill Rd SANDRINGHAM 3191 (REI)**

4 2 2

**Price:** \$1,825,000

**Method:** Private Sale

**Date:** 19/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 260 sqm approx

Agent Comments



**19b Nelson St SANDRINGHAM 3191 (REI/VG)**

3 2 2

**Price:** \$1,840,000

**Method:** Sold Before Auction

**Date:** 16/07/2025

**Property Type:** Townhouse (Res)

**Land Size:** 284 sqm approx

Agent Comments



**78 Crisp St HAMPTON 3188 (REI)**

3 2 2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 10/07/2025

**Property Type:** Townhouse (Single)

**Land Size:** 425 sqm approx

Agent Comments

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