

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 99a Vincent Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,639,000

Median sale price

Median price \$2,125,000

Property Type House

Suburb Sandringham

Period - From 10/11/2024

to 09/11/2025

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	7 Queens Sq SANDRINGHAM 3191	\$1,700,000	08/09/2025
2	42 Gipsy Way SANDRINGHAM 3191	\$1,650,000	01/08/2025
3	2/5 Foam St HAMPTON 3188	\$1,630,000	30/06/2025

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:

10/11/2025 14:45

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Indicative Selling Price

\$1,639,000

Median House Price

10/11/2024 - 09/11/2025: \$2,125,000



3 2 4

Property Type: House (Res)

Land Size: 464 sqm approx

Agent Comments

Comparable Properties



7 Queens Sq SANDRINGHAM 3191 (REI)

Agent Comments

3 1 1

Price: \$1,700,000

Method: Private Sale

Date: 08/09/2025

Property Type: House



42 Gipsy Way SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 01/08/2025

Property Type: Townhouse (Single)



2/5 Foam St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,630,000

Method: Private Sale

Date: 30/06/2025

Property Type: Unit

Land Size: 459 sqm approx

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