

# 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

12 Wangara Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,950,000

&

\$2,100,000

### Median sale price

Median price

\$2,080,000

Property Type

House

Suburb

Sandringham

Period - From

15/09/2024

to

14/09/2025

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 | 12 Holloway CI SANDRINGHAM 3191 | \$2,220,000 | 27/08/2025   |
| 2 | 6 Holloway CI SANDRINGHAM 3191  | \$2,400,000 | 06/07/2025   |
| 3 | 29 George St SANDRINGHAM 3191   | \$1,875,000 | 06/06/2025   |

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:

15/09/2025 13:55

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Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

15/09/2024 - 14/09/2025: \$2,080,000



5 3 3

Property Type: House (Res)

Land Size: 405 sqm approx

Agent Comments

## Comparable Properties



12 Holloway CI SANDRINGHAM 3191 (REI)

Agent Comments

5 3 3

Price: \$2,220,000

Method: Private Sale

Date: 27/08/2025

Property Type: House



6 Holloway CI SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,400,000

Method: Private Sale

Date: 06/07/2025

Property Type: House



29 George St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,875,000

Method: Private Sale

Date: 06/06/2025

Property Type: House (Res)

Land Size: 414 sqm approx

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