

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

54 Fernhill Road, Sandringham, VIC 3191

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

Median sale price

Median price \$2,145,000

Property Type House

Suburb Sandringham

Period - From 03/07/2024

to

02/01/2025

Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	56 Linacre Road Hampton Vic 3188	\$2,720,000	2024-11-30
2	23 Victoria Street Sandringham Vic 3191	\$2,950,000	2024-11-16
3	14 Banks Avenue Hampton Vic 3188	\$2,795,000	2024-07-24

This Statement of Information was prepared on:

03/01/2025