

# 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  
22 Tennyson Street, Sandringham VIC 3191

### Indicative selling price

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

Range between \$2,500,000 & \$2,600,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Sandringham  
Period - From 20/07/2025 to 19/01/2026 Source Cotality™

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

**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.

Address of comparable property	Price	Date of sale
115 Abbott Street Sandringham VIC 3191	\$2,596,000	23/08/2025

This Statement of Information was prepared on:

20/01/2026