

# 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

4a Vincent Street, 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 \$2,275,000

&

\$2,500,000

### Median sale price

Median price \$2,100,000

Property Type House

Suburb Sandringham

Period - From 01/10/2024

to

30/09/2025

Source REIV

### 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 | 13a Telford St HIGHETT 3190    | \$2,375,000 | 25/08/2025   |
| 2 | 1 Alfreda St HAMPTON 3188      | \$2,310,000 | 01/07/2025   |
| 3 |                                |             |              |

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:

21/10/2025 14:57



Property Type:  
Agent Comments

Indicative Selling Price  
\$2,275,000 - \$2,500,000  
Median House Price  
Year ending September 2025: \$2,100,000

Comparable Properties



13a Telford St HIGHETT 3190 (REI/VG) Agent Comments



Price: \$2,375,000  
Method: Private Sale  
Date: 25/08/2025  
Property Type: Townhouse (Single)  
Land Size: 325 sqm approx



1 Alfreda St HAMPTON 3188 (REI/VG) Agent Comments



Price: \$2,310,000  
Method: Private Sale  
Date: 01/07/2025  
Property Type: House  
Land Size: 319 sqm approx

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.