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

1 Park Avenue, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	1 \$2,200,000		&		\$2,400,000				
Median sale price									
Median price	\$2,100,000	Pro	operty Type	Hou	se		Suburb	Sandringham	
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths 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	24 Marshall Av HIGHETT 3190	\$2,210,000	12/03/2025
2	77 Grange Rd SANDRINGHAM 3191	\$2,250,000	02/11/2024
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:

24/04/2025 14:09









Property Type: House **Land Size:** 697 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2025: \$2,100,000

Comparable Properties

24 Marshall Av HIGHETT 3190 (REI) 5 2 - Price: \$2,210,000 Method: Sold Before Auction Date: 12/03/2025 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments
77 Grange Rd SANDRINGHAM 3191 (REI/VG) 4 2 2 2 Price: \$2,250,000 Method: Auction Sale Date: 02/11/2024 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments

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.

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propertydata



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