

# 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

46 Gipsy Way, 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 \$1,390,000 & \$1,455,000

### Median sale price

Median price \$1,425,000

Property Type Townhouse

Suburb Sandringham

Period - From 17/09/2024

to 16/09/2025

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 | 42 Gipsy Way SANDRINGHAM 3191  | \$1,650,000 | 01/08/2025   |
| 2 |                                |             |              |
| 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:

17/09/2025 11:01



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**Indicative Selling Price**

\$1,390,000 - \$1,490,000

**Median Townhouse Price**

17/09/2024 - 16/09/2025: \$1,425,000



3 2 2

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties



**42 Gipsy Way SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 01/08/2025

**Property Type:** Townhouse (Single)

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.