

# 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

52 Kenneth 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

\$1,590,000

&

\$1,650,000

### Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Sandringham

Period - From

01/04/2024

to

31/03/2025

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	45 Kenneth St SANDRINGHAM 3191	\$1,700,000	22/03/2025
2	18 Faulkner St HAMPTON 3188	\$1,670,000	12/04/2025
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:

15/05/2025 10:10



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Property Type: House  
Land Size: 704 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,590,000 - \$1,650,000  
Median House Price  
Year ending March 2025: \$2,100,000

Comparable Properties

45 Kenneth St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 -

Price: \$1,700,000  
Method:  
Date: 22/03/2025  
Property Type: House



18 Faulkner St HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,670,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House (Previously Occupied - Detached)

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.