

# 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 8 Dunsterville 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)

Single price \$2,550,000

### Median sale price

Median price \$2,155,000

Property Type House

Suburb Sandringham

Period - From 23/11/2023

to 22/11/2024

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	40 Sims St SANDRINGHAM 3191	\$2,450,000	13/09/2024
2	16 Hudson St HAMPTON 3188	\$2,575,000	07/09/2024
3	29 Dalmont St HIGHETT 3190	\$2,500,000	29/08/2024

**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:

23/11/2024 17:10



4 2 2

**Property Type:** House  
**Land Size:** 595 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,550,000  
**Median House Price**  
23/11/2023 - 22/11/2024: \$2,155,000

## Comparable Properties



**40 Sims St SANDRINGHAM 3191 (REI)**

**Agent Comments**

3 2 -

**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx



**16 Hudson St HAMPTON 3188 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,575,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)



**29 Dalmont St HIGHETT 3190 (REI)**

**Agent Comments**

4 4 4

**Price:** \$2,500,000  
**Method:** Sold Before Auction  
**Date:** 29/08/2024  
**Property Type:** House (Res)

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840