

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

25/86 Beach Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,295,000

Median sale price

Median price \$1,417,500 Property Type Townhouse Suburb Sandringham

Period - From 29/04/2025 to 28/04/2026 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	10/6 Fernhill Rd SANDRINGHAM 3191	\$1,315,000	18/11/2025
2	7/4 Littlewood St HAMPTON 3188	\$1,300,000	10/11/2025
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: 29/04/2026 10:54



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Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,295,000
Median Townhouse Price
29/04/2025 - 28/04/2026: \$1,417,500

Comparable Properties



10/6 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,315,000
Method: Private Sale
Date: 18/11/2025
Property Type: Apartment



7/4 Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598