

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

8a Cooke Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$2,170,000 Property Type House Suburb Sandringham

Period - From 01/01/2024 to 31/12/2024 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	1/13 Red Bluff St BLACK ROCK 3193	\$1,925,000	17/01/2025
2	20A Morley Cr HIGHETT 3190	\$1,870,000	30/11/2024
3	2a John St SANDRINGHAM 3191	\$1,860,000	23/11/2024

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:

11/03/2025 11:44



Property Type:

Agent Comments

Comparable Properties



1/13 Red Bluff St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,925,000

Method: Private Sale

Date: 17/01/2025

Property Type: Townhouse (Single)



20A Morley Cr HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,870,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Land Size: 365 sqm approx



2a John St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Townhouse (Res)

Land Size: 238 sqm approx