

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
6 Mock Street, Sandringham Vic 3191

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	18 Codrington St SANDRINGHAM 3191	\$4,550,000	03/12/2025
2	3 Duncan St SANDRINGHAM 3191	\$4,500,000	16/10/2025
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:

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Indicative Selling Price

\$4,500,000 - \$4,950,000

Median House Price

December quarter 2025: \$2,495,000



Property Type: House

Land Size: 641 sqm approx

[Agent Comments](#)

Comparable Properties



18 Codrington St SANDRINGHAM 3191 (REI)

[Agent Comments](#)



Price: \$4,550,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 976 sqm approx



3 Duncan St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)



Price: \$4,500,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 672 sqm approx

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.

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