

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$4,500,000

&

\$4,950,000

### Median sale price

Median price \$2,495,000

Property Type House

Suburb Sandringham

Period - From 01/10/2025

to

31/12/2025

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	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:

03/02/2026 10:40

6 Mock Street, Sandringham Vic 3191

RT Edgar

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**Indicative Selling Price**

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

**Median House Price**

December quarter 2025: \$2,495,000



4 3 2

**Property Type:** House

**Land Size:** 641 sqm approx

Agent Comments

## Comparable Properties



**18 Codrington St SANDRINGHAM 3191 (REI)**

Agent Comments

4 2 4

**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

4 4 3

**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.

**Account - RT Edgar Bayside** | P: 03 9591 0602 | F: 03 9592 0805



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