

# 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

1b Green Parade, 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

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$905,000

Property Type

Unit

Suburb

Sandringham

Period - From

17/12/2025

to

16/06/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
70a David St HAMPTON	\$1,760,000	11/04/2026
16b Codrington St SANDRINGHAM	\$1,730,000	16/03/2026
12B Green Pde SANDRINGHAM	\$1,895,000	28/02/2026

This Statement of Information was prepared on:

17/06/2026