

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 76 Sandringham Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,850,000 & \$1,980,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Sandringham

Period - From 01/04/2025 to 31/03/2026 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	60 Spring St SANDRINGHAM 3191	\$2,025,000	01/05/2026
2	14 Holloway Rd SANDRINGHAM 3191	\$1,870,000	07/02/2026
3	38 Kenneth St SANDRINGHAM 3191	\$2,010,000	09/01/2026

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: 07/05/2026 12:13



 4
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Rooms: 8
Property Type: House (Res)
Land Size: 644 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$1,980,000
Median House Price
 Year ending March 2026: \$2,300,000

Comparable Properties



60 Spring St SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$2,025,000
Method: Sold Before Auction
Date: 01/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx



14 Holloway Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

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Price: \$1,870,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 659 sqm approx



38 Kenneth St SANDRINGHAM 3191 (REI/VG)

Agent Comments

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  2

Price: \$2,010,000
Method: Private Sale
Date: 09/01/2026
Property Type: House (Res)
Land Size: 676 sqm approx

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