

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

44 Holloway Road, Sandringham VIC 3191

Indicative selling price

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

Single price

\$2,120,000

Median sale price

Median price

\$2,020,000

Property Type

House

Suburb

Sandringham

Period - From

01/01/2025

to

30/06/2025

Source

core_logic

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
25 Balmoral Avenue Sandringham VIC 3191	\$2,075,000	03/02/2025
4 Holloway Close Sandringham VIC 3191	\$2,100,000	11/03/2025
9 Cooke Street Sandringham	\$2,300,000	24/05/2025

This Statement of Information was prepared on:

01/07/2025