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

15 Sandringham Road, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,057,500	Pro	operty Type	Hou	se		Suburb	Sandringham
Period - From	14/07/2024	to	13/07/2025		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	2 Campbell St SANDRINGHAM 3191	\$1,700,000	28/05/2025
2	27a Service St HAMPTON 3188	\$1,700,000	13/04/2025
3	23 Grange Rd SANDRINGHAM 3191	\$1,720,000	28/01/2025

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:

14/07/2025 12:45





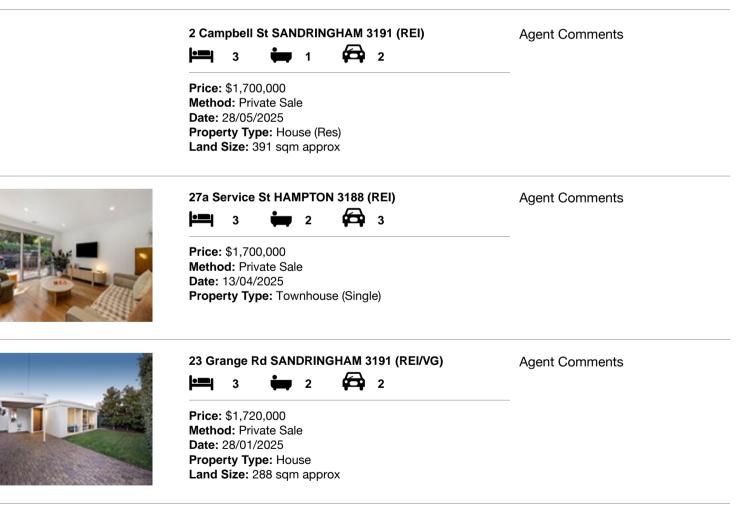




Rooms: 5 Property Type: Unit Land Size: 317 appx sqm approx Agent Comments Paul Bond 9598 1111 0419 519 311 pbond@hodges.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 14/07/2024 - 13/07/2025: \$2,057,500

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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