

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

Range between

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$2,057,500

Property Type

House

Suburb

Sandringham

Period - From

14/07/2024

to

13/07/2025

Source

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.

	Address 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

15 Sandringham Road, Sandringham Vic 3191



Paul Bond

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

14/07/2024 - 13/07/2025: \$2,057,500



2 3 1

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 317 appx sqm approx

**Agent Comments**

## Comparable Properties

**2 Campbell St SANDRINGHAM 3191 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** House (Res)

**Land Size:** 391 sqm approx



**27a Service St HAMPTON 3188 (REI)**

**Agent Comments**

3 2 3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 13/04/2025

**Property Type:** Townhouse (Single)



**23 Grange Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 28/01/2025

**Property Type:** House

**Land Size:** 288 sqm approx

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



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