

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

19 COLLINGWOOD STREET SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,450,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,020,000

Property type

House

Suburb

Sandringham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

27 COLLINGWOOD STREET SANDRINGHAM VIC 3191

\$2,517,000

15-Mar-25

3 RETREAT ROAD HAMPTON VIC 3188

\$2,550,000

24-Feb-25

1 FERGUSON STREET BLACK ROCK VIC 3193

\$2,690,000

22-Feb-25

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 6 months.

This Statement of Information was prepared on: 25 June 2025

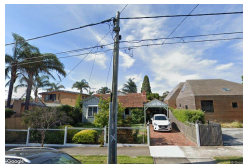


27 COLLINGWOOD STREET SANDRINGHAM VIC 3191

3 2 2

Sold Price ^{RS} **\$2,517,000** Sold Date **15-Mar-25**

Distance **0.07km**

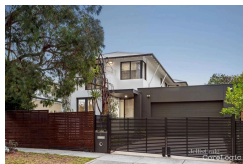


3 RETREAT ROAD HAMPTON VIC 3188

4 2 1

Sold Price **\$2,550,000** Sold Date **24-Feb-25**

Distance **1.27km**



1 FERGUSON STREET BLACK ROCK VIC 3193

4 2 2

Sold Price **\$2,690,000** Sold Date **22-Feb-25**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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