

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

3/65 Royal Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$905,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2025

to

30/06/2025

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	1/7 Love St BLACK ROCK 3193	\$1,265,000	03/05/2025
2	31a Tibrockney St HIGHETT 3190	\$1,100,000	05/04/2025
3	20a Wickham Rd HAMPTON EAST 3188	\$1,050,000	20/03/2025

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:

06/08/2025 16:31



3 1 2

Property Type: Townhouse

Comparable Properties



1/7 Love St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 1 2

Price: \$1,265,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Res)



31a Tibrockney St HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 05/04/2025

Property Type: Flat/Unit/Apartment (Res)



20a Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 3

Price: \$1,050,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: House (Res)

Land Size: 345 sqm approx