

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 72a Spring Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,410,000 Property Type Townhouse Suburb Sandringham

Period - From 18/05/2025 to 17/05/2026 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 | 94a Highett Rd HAMPTON 3188 | \$1,960,000 | 25/04/2026 |
| 2 | 8b Green Pde SANDRINGHAM 3191 | \$1,950,000 | 15/03/2026 |
| 3 | 13a Woff St BEAUMARIS 3193 | \$1,900,000 | 09/03/2026 |

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: 18/05/2026 16:54



 4
  3.5
  2

Rooms: 9
Property Type: Townhouse
Land Size: 369 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median Townhouse Price
 18/05/2025 - 17/05/2026: \$1,410,000

Comparable Properties



94a Highett Rd HAMPTON 3188 (REI)

Agent Comments

 5
  3
  2

Price: \$1,960,000
Method: Private Sale
Date: 25/04/2026
Property Type: Townhouse (Single)



8b Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

 4
  3
  2

Price: \$1,950,000
Method: Private Sale
Date: 15/03/2026
Property Type: Townhouse (Single)
Land Size: 310 sqm approx



13a Woff St BEAUMARIS 3193 (REI)

Agent Comments

 4
  3
  2

Price: \$1,900,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Res)

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