

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

2/54 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2024

to

31/03/2025

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 | 1/5 Oconnor St BLACK ROCK 3193 | \$787,000 | 17/03/2025 |
| 2 | 2/529 Balcombe Rd BLACK ROCK 3193 | \$825,000 | 07/03/2025 |
| 3 | 4/17 First St BLACK ROCK 3193 | \$847,000 | 26/02/2025 |

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:

01/07/2025 09:38



 2
  1
  1

Rooms: 4
Property Type: Villa
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median Unit Price
 Year ending March 2025: \$875,000

Comparable Properties



1/5 Oconnor St BLACK ROCK 3193 (REI/VG)

Agent Comments

 2
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  1

Price: \$787,000
Method: Private Sale
Date: 17/03/2025
Property Type: Unit



2/529 Balcombe Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$825,000
Method: Private Sale
Date: 07/03/2025
Property Type: Unit



4/17 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$847,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Unit

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