

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

1/39 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

Median sale price

Median price

\$2,107,500

Property Type

House

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	102a David St HAMPTON 3188	\$1,925,000	19/05/2025
2	47b Lawson Pde HIGHETT 3190	\$1,985,000	09/04/2025
3	76 Abbott St SANDRINGHAM 3191	\$1,900,000	26/03/2025

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:

23/07/2025 14:40



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

June quarter 2025: \$2,107,500

Comparable Properties



102a David St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,925,000

Method: Sold Before Auction

Date: 19/05/2025

Property Type: Townhouse (Res)

Land Size: 302 sqm approx



47b Lawson Pde HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,985,000

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)

Land Size: 309 sqm approx



76 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 26/03/2025

Property Type: Townhouse (Single)

Land Size: 381 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840