Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 8A Cooke Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,710,000 & \$1,750,000

Median sale price

Median price	\$1,412,500	Pro	perty Type To	wnhouse		Suburb	Sandringham
Period - From	11/08/2024	to	10/08/2025	Sou	urce	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

		1 1100	Date of Sale
1	66 Bluff Rd BLACK ROCK 3193	\$1,755,000	02/08/2025
2	29 George St SANDRINGHAM 3191	\$1,875,000	06/06/2025
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:	11/08/2025 10:22



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$1,710,000 - \$1,750,000 Median Townhouse Price 11/08/2024 - 10/08/2025: \$1,412,500

Comparable Properties



66 Bluff Rd BLACK ROCK 3193 (REI)

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Price: \$1,755,000 **Method:** Auction Sale **Date:** 02/08/2025

Property Type: House (Res)

Agent Comments



29 George St SANDRINGHAM 3191 (REI)

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Agent Comments

Agent Comments

Price: \$1,875,000 **Method:** Private Sale **Date:** 06/06/2025

Property Type: House (Res) Land Size: 414 sqm approx



76 Abbott St SANDRINGHAM 3191 (REI/VG)

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2

1 2

Price: \$1,900,000 **Method:** Private Sale **Date:** 26/03/2025

Property Type: Townhouse (Single)

Land Size: 381 sqm approx

Account - Buxton | P: 03 9563 9933





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