

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

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

Property Type Townhouse

Suburb Sandringham

Period - From 11/08/2024

to

10/08/2025

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	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



4 3 2

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)

Agent Comments

3 2 2

Price: \$1,755,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)



29 George St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

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)

Agent Comments

4 2 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