## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 27 Cowper Street, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,700,000		&		\$2,950,000				
Median sale price									
Median price	\$2,100,000	Pro	Property Type Hou		use		Suburb	Sandringham	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Neptune St SANDRINGHAM 3191	\$2,905,000	28/05/2025
2	224 Beach Rd BLACK ROCK 3193	\$2,850,000	01/04/2025
3	54 Fernhill Rd SANDRINGHAM 3191	\$2,740,000	14/03/2025

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:

22/07/2025 16:46









Rooms: 8 Property Type: House Land Size: 522.67 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,950,000 Median House Price Year ending June 2025: \$2,100,000

# **Comparable Properties**

8 Neptune St SANDRINGHAM 3191 (REI) 4 2 2 2 Price: \$2,905,000 Method: Private Sale Date: 28/05/2025 Property Type: House Land Size: 813 sqm approx	Agent Comments
224 Beach Rd BLACK ROCK 3193 (REI) 4  3  6  3 Price: \$2,850,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 476 sqm approx	Agent Comments
54 Fernhill Rd SANDRINGHAM 3191 (REI/VG) 4 2 2 2 Price: \$2,740,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 760 sqm approx	Agent Comments

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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