

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

27 Cowper Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$2,700,000

&

\$2,950,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Sandringham

Period - From

01/07/2024

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	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)

Agent Comments



Price: \$2,905,000

Method: Private Sale

Date: 28/05/2025

Property Type: House

Land Size: 813 sqm approx



224 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 01/04/2025

Property Type: House

Land Size: 476 sqm approx



54 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$2,740,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

Land Size: 760 sqm approx

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