

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

1/42 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,188,500

Property Type Unit

Suburb Sandringham

Period - From 01/01/2026

to 31/03/2026

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	3/42 Edward St SANDRINGHAM 3191	\$1,010,000	25/05/2026
2	3/7 Love St BLACK ROCK 3193	\$1,045,000	21/03/2026
3	4/233-237 Bluff Rd SANDRINGHAM 3191	\$1,100,000	12/03/2026

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:

04/06/2026 11:37



3 1 3

Rooms: 5
Property Type: Townhouse
 (Single)
Land Size: 254 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median Unit Price
 March quarter 2026: \$1,188,500

Comparable Properties



3/42 Edward St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,010,000
Method: Private Sale
Date: 25/05/2026
Property Type: Villa



3/7 Love St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 2

Price: \$1,045,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit



4/233-237 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: Townhouse (Res)

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