

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

13 Green Parade, Sandringham VIC 3191

Indicative selling price

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

Range between

\$2,650,000

&

\$2,850,000

Median sale price

Median price

\$2,125,000

Property Type

House

Suburb

Sandringham

Period - From

28/10/2025

to

27/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 St Andrews Court Black Rock VIC 3193	\$2,704,000	05/03/2026
568 Balcombe Road Black Rock VIC 3193	\$2,787,500	26/03/2026
6 Banks Avenue Hampton VIC 3188	\$2,730,000	28/03/2026

This Statement of Information was prepared on:

29/04/2026