

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

14 Sims Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Sandringham

Period - From 01/04/2025

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	6a Poole Av HAMPTON 3188	\$1,999,900	01/04/2026
2	8b Green Pde SANDRINGHAM 3191	\$1,950,000	15/03/2026
3	244 Beach Rd BLACK ROCK 3193	\$2,000,000	26/02/2026

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:

28/04/2026 09:40



3 2.5 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending March 2026: \$2,300,000

Comparable Properties



6a Poole Av HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$1,999,900

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Single)



8b Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,950,000

Method: Private Sale

Date: 15/03/2026

Property Type: Townhouse (Single)

Land Size: 310 sqm approx



244 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: House (Res)

Land Size: 452 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840