

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

19a Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,260,000

Property Type

House

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	10 Moor St SANDRINGHAM 3191	\$2,402,000	22/04/2026
2	27 Vincent St SANDRINGHAM 3191	\$2,300,000	21/03/2026
3			

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:

11/06/2026 15:25



4 3 2

Property Type: House
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
March quarter 2026: \$2,260,000

Comparable Properties



10 Moor St SANDRINGHAM 3191 (REI)

Agent Comments

4 1 2

Price: \$2,402,000
Method: Auction Sale
Date: 22/04/2026
Property Type: House



27 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,300,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)

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.