

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

2/2 Mclauchlin Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$792,500

Property Type Unit

Suburb Sandringham

Period - From 01/10/2025

to 31/12/2025

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	1/8 Minnie St SANDRINGHAM 3191	\$1,230,000	21/02/2026
2	3/40 Bayview Cr BLACK ROCK 3193	\$1,130,000	26/11/2025
3	2/15 Gillies St HAMPTON 3188	\$1,175,000	15/11/2025

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:

18/03/2026 15:57



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 217 sqm approx

Agent Comments

Comparable Properties



1/8 Minnie St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,230,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Land Size: 230 sqm approx



3/40 Bayview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

3 1 2

Price: \$1,130,000

Method: Private Sale

Date: 26/11/2025

Property Type: Unit



2/15 Gillies St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,175,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit