

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 4 Dunsterville Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Sandringham

Period - From

04/08/2025

to

03/08/2026

Source

Property Data

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	3/4 Raith Av SANDRINGHAM 3191	\$1,350,000	25/07/2026
2	1/42 Edward St SANDRINGHAM 3191	\$1,302,000	27/06/2026
3	1/8 Minnie St SANDRINGHAM 3191	\$1,230,000	21/02/2026

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:

04/08/2026 13:24

2 4 Dunsterville Street, Sandringham Vic 3191

ATRIA
REAL ESTATE

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median Townhouse Price

04/08/2025 - 03/08/2026: \$1,400,000



3 2 2

Property Type: Unit

Land Size: 252 sqm approx

Agent Comments

Comparable Properties



3/4 Raith Av SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Unit



1/42 Edward St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 3

Price: \$1,302,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Unit

Land Size: 265 sqm approx



1/8 Minnie St SANDRINGHAM 3191 (REI/VG)

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

Account - Atria Real Estate



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