

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

22 Mclauchlin Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,402,000

Property Type House

Suburb Sandringham

Period - From 24/09/2025

to

23/09/2026

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	13 Myrtle Rd HAMPTON 3188	\$2,280,000	19/09/2026
2	19a Edward St SANDRINGHAM 3191	\$2,200,000	25/06/2026
3	5 Carolyn St HAMPTON 3188	\$2,210,000	01/04/2026

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:

24/09/2026 16:06

Nick Johnstone

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

24/09/2025 - 23/09/2026: \$2,402,000



 3  2  2

Property Type: House

Comparable Properties



13 Myrtle Rd HAMPTON 3188 (REI)

 3  2  2

Price: \$2,280,000

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)

Land Size: 607 sqm approx

Agent Comments



19a Edward St SANDRINGHAM 3191 (REI)

 4  3  2

Price: \$2,200,000

Method: Sold Before Auction

Date: 25/06/2026

Property Type: House (Res)

Land Size: 447 sqm approx

Agent Comments



5 Carolyn St HAMPTON 3188 (REI)

 4  3  3

Price: \$2,210,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200