

# 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

23b Spring Street, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,250,000

&

\$2,450,000

### Median sale price

Median price

\$713,750

Property Type

Unit

Suburb

Sandringham

Period - From

28/10/2025

to

27/04/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
72A Ardoyne St BLACK ROCK	\$2,350,000	14/02/2026
18B Iluka St BLACK ROCK	\$2,400,000	09/12/2025
67a David St HAMPTON	\$2,410,000	05/12/2025

This Statement of Information was prepared on:

28/04/2026