

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

24 Codrington Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$2,220,000

Property Type House

Suburb Sandringham

Period - From 17/03/2025

to

16/03/2026

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	27 Fernhill Rd SANDRINGHAM 3191	\$3,100,000	17/12/2025
2			
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:

17/03/2026 16:34

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Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

17/03/2025 - 16/03/2026: \$2,220,000



Property Type: House (Res)

Land Size: 979 sqm approx

Agent Comments

Comparable Properties



27 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$3,100,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 1089 sqm approx

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.