

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 Hobson Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,100,000

&

\$2,250,000

Median sale price

Median price \$2,137,500

Property Type House

Suburb Sandringham

Period - From 05/03/2025

to

04/03/2026

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	9 Lawson Pde HIGHETT 3190	\$2,125,000	03/12/2025
2	29 Codrington St SANDRINGHAM 3191	\$2,125,000	18/09/2025
3	9 Gladstone St SANDRINGHAM 3191	\$2,230,000	17/09/2025

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:

05/03/2026 16:40



4 3 2

Property Type: Townhouse (Res)

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



9 Lawson Pde HIGHETT 3190 (REI/VG)

Agent Comments

5 2 2

Price: \$2,125,000

Method: Private Sale

Date: 03/12/2025

Property Type: House (Res)

Land Size: 580 sqm approx



29 Codrington St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$2,125,000

Method: Sold Before Auction

Date: 18/09/2025

Property Type: House (Res)

Land Size: 652 sqm approx



9 Gladstone St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 2

Price: \$2,230,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: House (Res)

Land Size: 581 sqm approx