

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

25 Grange Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,375,000

Property Type House

Suburb Sandringham

Period - From 17/08/2025

to

16/08/2026

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	40A Earlsfield Rd HAMPTON 3188	\$1,710,000	01/08/2026
2	9 Exon St HAMPTON 3188	\$1,600,000	25/06/2026
3	27a Kingston St HAMPTON 3188	\$1,650,000	28/03/2026

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:

17/08/2026 11:28



3 1 2

Property Type: Townhouse (Res)

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

17/08/2025 - 16/08/2026: \$2,375,000

Comparable Properties



40A Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,710,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Townhouse (Res)



9 Exon St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Private Sale

Date: 25/06/2026

Property Type: House (Res)



27a Kingston St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 346 sqm approx

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