

# 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

28 Green Parade, 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

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$2,285,000

Property Type

House

Suburb

Sandringham

Period - From

30/12/2025

to

29/06/2026

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
2/14 Duff St SANDRINGHAM	\$2,200,000	13/05/2026
8A Cullinane St BLACK ROCK	\$2,220,000	05/03/2026
8b Green Pde SANDRINGHAM	\$1,950,000	15/03/2026

This Statement of Information was prepared on:

30/06/2026