

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

3/4 Raith Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,188,500

Property Type Unit

Suburb Sandringham

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	2/4 Raith Av SANDRINGHAM 3191	\$1,410,000	21/03/2026
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:

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

March quarter 2026: \$1,188,500



3 2 2

Property Type: Unit
Agent Comments

Comparable Properties



2/4 Raith Av SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,410,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Villa
Land Size: 177 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.



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