

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

3/42 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	2/2 Mclauchlin Av SANDRINGHAM 3191	\$1,190,000	11/04/2026
2	4/233-237 Bluff Rd SANDRINGHAM 3191	\$1,100,000	12/03/2026
3	3/40 Bayview Cr BLACK ROCK 3193	\$1,130,000	26/11/2025

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:

21/04/2026 10:35



2 1 1

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



2/2 Mclauchlin Av SANDRINGHAM 3191 (REI)

Agent Comments

3 1 1

Price: \$1,190,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)



4/233-237 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: Townhouse (Res)



3/40 Bayview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

3 1 2

Price: \$1,130,000

Method: Private Sale

Date: 26/11/2025

Property Type: Unit