

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

36 Piper Pl, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,269,000

&

\$1,369,000

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	26 Piper Pl SANDRINGHAM 3191	\$1,304,000	10/03/2026
2	44 Piper Pl SANDRINGHAM 3191	\$1,299,000	25/02/2026
3	24 Piper Pl SANDRINGHAM 3191	\$1,299,000	24/02/2026

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:

30/06/2026 11:31

Josh Van Suylen
9194 1200
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3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$1,269,000 - \$1,369,000

Median Unit Price

March quarter 2026: \$1,188,500

Comparable Properties

26 Piper PI SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,304,000

Method: Sale

Date: 10/03/2026

Property Type: Flat/Unit/Apartment (Res)



44 Piper PI SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,299,000

Method: Sale

Date: 25/02/2026

Property Type: Flat/Unit/Apartment (Res)

24 Piper PI SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,299,000

Method: Sale

Date: 24/02/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200