

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

37 Spring Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,260,000 Property Type House 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	11b Tibbles St BEAUMARIS 3193	\$2,200,000	23/01/2026
2	75b Abbott St SANDRINGHAM 3191	\$1,980,000	23/11/2025
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:

08/04/2026 16:32



 3  2.5  2

Property Type: House (Res)

Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2026: \$2,260,000

Comparable Properties



11b Tibbles St BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$2,200,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Single)



75b Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,980,000

Method: Private Sale

Date: 23/11/2025

Property Type: Townhouse (Single)

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.

Account - Fredman



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