

# 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

44 Holloway Road, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$2,020,000

Property Type

House

Suburb

Sandringham

Period - From

04/12/2024

to

03/06/2025

Source

core\_logic

### 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
4 Holloway Close Sandringham VIC 3191	\$2,100,000	11/03/2025
25 Balmoral Avenue Sandringham VIC 3191	\$2,075,000	03/02/2025
9 Cooke Street, Sandringham, Vic 3191	\$2,300,000	10/05/2025

This Statement of Information was prepared on:

04/06/2025