

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

6/172 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,425,000

&

\$1,495,000

Median sale price

Median price

\$1,300,000

Property Type

Townhouse

Suburb

Sandringham

Period - From

26/05/2024

to

25/05/2025

Source

Property Data

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		
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:

26/05/2025 14:10

Mandy Engelhardt
03 9521 9800
0439 483 024

mandy.engelhardt@belleproperty.com


Indicative Selling Price

\$1,429,000 - \$1,479,000


Median Townhouse Price

26/05/2024 - 25/05/2025: \$1,300,000




3


2


2 and
storage
e

Rooms: 4
Property Type: Apartment
Land Size: 121m2 approx internal
sqm approx
Agent Comments

Comparable Properties

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.