

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

65 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Sandringham

Period - From 01/07/2025 to 30/06/2026 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	65 Sims St SANDRINGHAM 3191	\$3,000,000	02/06/2026
2	25 Service St HAMPTON 3188	\$2,900,000	05/04/2026
3	6 Heath St SANDRINGHAM 3191	\$2,850,000	14/03/2026

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:

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65 Fernhill Road, Sandringham Vic 3191



Nick Jones
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Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

Year ending June 2026: \$2,400,000



4 2 2

Property Type: House

Land Size: 937 sqm approx

Agent Comments

Comparable Properties



65 Sims St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Private Sale

Date: 02/06/2026

Property Type: House

Land Size: 615 sqm approx



25 Service St HAMPTON 3188 (REI/VG)

Agent Comments

5 2 2

Price: \$2,900,000

Method: Sold Before Auction

Date: 05/04/2026

Property Type: House (Res)

Land Size: 861 sqm approx



6 Heath St SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 3 2

Price: \$2,850,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 794 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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