

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

6a Campbell 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 \$2,400,000 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	137 Beach Rd SANDRINGHAM 3191	\$2,450,000	15/08/2026
2	60 Victoria St SANDRINGHAM 3191	\$2,005,000	28/07/2026
3	19a Edward St SANDRINGHAM 3191	\$2,200,000	25/06/2026

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:

19/08/2026 16:11



3 3 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 395 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2026: \$2,400,000

Comparable Properties



137 Beach Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,450,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)



60 Victoria St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

4 3 3

Price: \$2,005,000
Method: Private Sale
Date: 28/07/2026
Property Type: House
Land Size: 432 sqm approx



19a Edward St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,200,000
Method: Sold Before Auction
Date: 25/06/2026
Property Type: House (Res)
Land Size: 447 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805