

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

8a Forrest Court, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,410,000

Property Type Townhouse

Suburb Sandringham

Period - From 17/06/2025

to

16/06/2026

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	2/4 Raith Av SANDRINGHAM 3191	\$1,410,000	21/03/2026
2	11a George St SANDRINGHAM 3191	\$1,450,000	18/03/2026
3	2/87 Vincent St SANDRINGHAM 3191	\$1,461,000	19/02/2026

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:

17/06/2026 11:27



Property Type:

Divorce/Estate/Family Transfers

Land Size: 305 sqm approx

Agent Comments

Comparable Properties



2/4 Raith Av SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Villa

Land Size: 177 sqm approx



11a George St SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$1,450,000

Method: Sale

Date: 18/03/2026

Property Type: Flat/Unit/Apartment (Res)



2/87 Vincent St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,461,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: Unit

Land Size: 497 sqm approx