

# 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 9 Spring Street, Sandringham Vic 3191

### Indicative selling price

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

Range between \$3,750,000 & \$4,050,000

### 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	15 Iona St BLACK ROCK 3193	\$4,325,000	08/04/2026
2	8 Iona St BLACK ROCK 3193	\$4,200,000	17/03/2026
3	12 Red Bluff St BLACK ROCK 3193	\$3,752,500	12/03/2026

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: 09/07/2026 14:09



4   3   2

**Property Type:** House (Res)  
**Land Size:** 844 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,750,000 - \$4,050,000  
**Median House Price**  
Year ending June 2026: \$2,400,000

## Comparable Properties



**15 Iona St BLACK ROCK 3193 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$4,325,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**8 Iona St BLACK ROCK 3193 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$4,200,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2026  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**12 Red Bluff St BLACK ROCK 3193 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$3,752,500  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** House (Res)  
**Land Size:** 783 sqm approx