

# 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

29 Codrington 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 \$1,950,000 & \$2,000,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb Sandringham

Period - From 01/07/2024 to 30/06/2025 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	51 Grange Rd SANDRINGHAM 3191	\$1,970,000	30/05/2025
2	9 Gladstone St SANDRINGHAM 3191	\$2,100,000	26/03/2025
3	10 Jennings St SANDRINGHAM 3191	\$2,080,000	01/03/2025

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:

27/08/2025 14:22



3 2 2

**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,000,000  
**Median House Price**  
Year ending June 2025: \$2,100,000

## Comparable Properties



**51 Grange Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 4

**Price:** \$1,970,000  
**Method:** Private Sale  
**Date:** 30/05/2025  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



**9 Gladstone St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** House  
**Land Size:** 581 sqm approx



**10 Jennings St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$2,080,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx

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