

# 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

8b Green Parade, Sandringham Vic 3191

### Indicative selling price

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

Single price

\$1,875,000

### Median sale price

Median price

\$2,162,500

Property Type

House

Suburb

Sandringham

Period - From

01/01/2025

to

31/12/2025

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	12B Green Pde SANDRINGHAM 3191	\$1,895,000	28/02/2026
2	121a Wickham Rd HAMPTON EAST 3188	\$1,800,000	01/10/2025
3	20 Iluka St BLACK ROCK 3193	\$1,870,000	13/09/2025

**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:

06/03/2026 07:38

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4 3 2

**Property Type:** Townhouse  
(Single)  
**Land Size:** 310 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,875,000  
**Median House Price**  
Year ending December 2025: \$2,162,500

## Comparable Properties



12B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

**Price:** \$1,895,000  
**Method:** Private Sale  
**Date:** 28/02/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 357 sqm approx



121a Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 325 sqm approx



20 Iluka St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 3 3

**Price:** \$1,870,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



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