

# 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

46 Vincent 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)

Single price

\$2,250,000

### Median sale price

Median price

\$1,730,000

Property Type

House

Suburb

Sandringham

Period - From

27/08/2025

to

26/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
45 Grange Road Sandringham VIC 3191	\$2,450,000	25/11/2025
37 Grange Road Sandringham VIC 3191	\$2,050,000	09/02/2026

This Statement of Information was prepared on:

27/02/2026