

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

78 Vincent Street, Sandringham VIC 3191

Indicative selling price

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

Range between

\$3,500,000

&

\$3,800,000

Median sale price

Median price

\$2,137,500

Property Type

House

Suburb

Sandringham

Period - From

22/08/2025

to

21/02/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
52 Sandringham Road Sandringham VIC 3191	\$3,700,000	13/02/2026
44 Abbott Street Sandringham VIC 3191	\$3,500,000	18/11/2025
84 Victoria Street Sandringham VIC 3191	\$3,550,000	01/11/2025

This Statement of Information was prepared on:

23/02/2026