

# 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

203/6 Fernhill Road, 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 \$1,680,000 & \$1,780,000

### Median sale price

Median price \$1,465,000 Property Type Townhouse Suburb Sandringham

Period - From 10/02/2025 to 09/02/2026 Source Property Data

### 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	105/12 Trentham St SANDRINGHAM 3191	\$1,745,000	24/11/2025
2	101/24 Grenville St HAMPTON 3188	\$1,850,000	30/10/2025
3	201/6 Fernhill Rd SANDRINGHAM 3191	\$1,960,000	18/10/2025

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: 10/02/2026 13:01



3 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,680,000 - \$1,780,000

**Median Townhouse Price**

10/02/2025 - 09/02/2026: \$1,465,000

## Comparable Properties



**105/12 Trentham St SANDRINGHAM 3191 (REI)**

Agent Comments

3 2 2

**Price:** \$1,745,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** Apartment

**Land Size:** 157 sqm approx



**101/24 Grenville St HAMPTON 3188 (REI)**

Agent Comments

3 2 2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** Apartment



**201/6 Fernhill Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$1,960,000

**Method:** Sold Before Auction

**Date:** 18/10/2025

**Property Type:** Apartment