

# 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

11 Duff 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

\$2,450,000

&

\$2,650,000

### Median sale price

Median price

\$2,137,500

Property Type

House

Suburb

Sandringham

Period - From

09/08/2025

to

08/02/2026

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
15 Spring Street Sandringham VIC 3191	\$2,866,000	08/09/2025
30 Harold Street Sandringham VIC 3191	\$2,740,000	18/10/2025

This Statement of Information was prepared on:

10/02/2026