

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

31/86-88 BEACH ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jul 2025

to

30 Jun 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 6 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

25/86-88 BEACH ROAD SANDRINGHAM VIC 3191	\$1,250,000	18-Jun-26
204/77 BEACH ROAD SANDRINGHAM VIC 3191	\$1,035,000	27-Feb-26
1/71 ABBOTT STREET SANDRINGHAM VIC 3191	\$1,375,000	11-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 27 July 2026



**25/86-88 BEACH ROAD
SANDRINGHAM VIC 3191**

3 3 2

Sold Price ^{RS} **\$1,250,000** Sold Date **18-Jun-26**

Distance **0km**



**204/77 BEACH ROAD
SANDRINGHAM VIC 3191**

3 - -

Sold Price **\$1,035,000** Sold Date **27-Feb-26**

Distance **0.13km**



**1/71 ABBOTT STREET
SANDRINGHAM VIC 3191**

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Sold Price **\$1,375,000** Sold Date **11-Feb-26**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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