

31/86–88 Beach Road, Sandringham VIC 3191

Independent Property Valuation Summary

July 2026

\$1.30M

Based on publicly available data from Australia's leading property valuation providers.

Independent Property Values

Valuation Provider	Current Value
RP Data (Cotality)	\$1.26M
ANZ Property Profile (PropTrack)	\$1.30M
CommBank Property Insights	\$1.33M
Realestate.com.au	\$1.35M
Property.com.au	\$1.35M
Domain Property Estimate	\$1.28M
Market Consensus	\$1.30M

Prepared July 2026

This summary is based on publicly available data from Australia's leading property valuation providers and is provided as a general market guide only. It does not constitute a formal property valuation. Property values shown above are estimates only and may differ from the eventual sale price. Prospective purchasers should undertake their own enquiries and obtain independent professional advice before making any purchasing decision.