

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

115 Abbott Street, Sandringham VIC 3191

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Sandringham

Period - From

28/01/2025

to

28/07/2025

Source

core_logic

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
10 Jennings Street Sandringham VIC 3191	\$2,080,000	01/03/2025
9 Gladstone Street Sandringham VIC 3191	\$2,100,000	23/03/2025
11 Collingwood Street Sandringham VIC 3191	\$2,300,000	24/03/2025

This Statement of Information was prepared on:

29/07/2025