

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

13/45 ABBOTT STREET 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Sandringham

Period-from

01 May 2025

to

30 Apr 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

7/45 ABBOTT STREET SANDRINGHAM VIC 3191	\$650,000	27-Feb-25
13/39-41 ABBOTT STREET SANDRINGHAM VIC 3191	\$630,000	16-Nov-25
1/45 ABBOTT STREET SANDRINGHAM VIC 3191	\$535,000	19-Dec-25

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: 28 May 2026



**7/45 ABBOTT STREET
SANDRINGHAM VIC 3191**

 2  1  1

Sold Price **\$650,000** Sold Date **27-Feb-25**

Distance **0km**



**13/39-41 ABBOTT STREET
SANDRINGHAM VIC 3191**

 2  1  1

Sold Price **\$630,000** Sold Date **16-Nov-25**

Distance **0.05km**



**1/45 ABBOTT STREET
SANDRINGHAM VIC 3191**

 2  1  1

Sold Price **\$535,000** Sold Date **19-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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