

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

7/60 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

\$985,000

&

\$1,083,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Jul 2024

to

30 Jun 2025

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

75A ABBOTT STREET SANDRINGHAM VIC 3191	\$2,000,000	18-May-25
2/16-18 GEORGIANA STREET SANDRINGHAM VIC 3191	\$1,260,000	03-May-25
3/1A KEATS STREET SANDRINGHAM VIC 3191	\$1,250,000	15-Apr-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: 30 July 2025

Hugh Yu
P 03 8676 7800
M 0435 299 600
E hugh@momentgroup.com.au



**75A ABBOTT STREET
SANDRINGHAM VIC 3191**

 3  3  -

Sold Price **\$2,000,000** Sold Date **18-May-25**

Distance **0.11km**



**2/16-18 GEORGIANA STREET
SANDRINGHAM VIC 3191**

 -  -  1

Sold Price **\$1,260,000** Sold Date **03-May-25**

Distance **0.61km**



**3/1A KEATS STREET
SANDRINGHAM VIC 3191**

 3  1  1

Sold Price **\$1,250,000** Sold Date **15-Apr-25**

Distance **0.72km**



**3/86-88 BEACH ROAD
SANDRINGHAM VIC 3191**

 3  2  2

Sold Price ^{RS} ^{UN} Sold Date **25-Jul-25**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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