

# 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

1/109 Abbott St, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,417,500 Property Type Townhouse Suburb Sandringham

Period - From 29/04/2025 to 28/04/2026 Source Property Data

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	70b Ludstone St HAMPTON 3188	\$1,910,000	25/03/2026
2	1 Vincent St SANDRINGHAM 3191	\$1,930,000	29/11/2025
3	21a Raynes Park Rd HAMPTON 3188	\$1,970,000	18/11/2025

**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 six months.~~

This Statement of Information was prepared on:

29/04/2026 14:06



**Property Type:** Townhouse

## Comparable Properties



**70b Ludstone St HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$1,910,000

**Method:** Sold Before Auction

**Date:** 25/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 295 sqm approx



**1 Vincent St SANDRINGHAM 3191 (REI)**

Agent Comments



**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Townhouse (Res)



**21a Raynes Park Rd HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$1,970,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** House (Res)

**Land Size:** 382 sqm approx