

# 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

104 Abbott Street, 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 \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$2,107,500

Property Type House

Suburb Sandringham

Period - From 01/04/2025

to

30/06/2025

Source REIV

### 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	1 Kerferd St HAMPTON 3188	\$2,830,000	21/06/2025
2	69 Littlewood St HAMPTON 3188	\$2,605,000	21/06/2025
3	8 Neptune St SANDRINGHAM 3191	\$2,905,000	28/05/2025

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:

16/07/2025 09:59



104 Abbott Street, Sandringham Vic 3191

**Jellis  
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

June quarter 2025: \$2,107,500



5 3 3

**Property Type:** House

## Comparable Properties



**1 Kerferd St HAMPTON 3188 (REI)**

Agent Comments

4 3 3

**Price:** \$2,830,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** House (Res)

**Land Size:** 895 sqm approx



**69 Littlewood St HAMPTON 3188 (REI)**

Agent Comments

4 2 2

**Price:** \$2,605,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**8 Neptune St SANDRINGHAM 3191 (REI)**

Agent Comments

4 2 2

**Price:** \$2,905,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** House

**Land Size:** 813 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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