

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

17/19 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2024

to

31/03/2025

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	7/19 Abbott St SANDRINGHAM 3191	\$687,500	13/06/2025
2	4/8 Alicia St HAMPTON 3188	\$675,000	21/06/2025
3	7/45 Abbott St SANDRINGHAM 3191	\$650,000	27/02/2025

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:

04/07/2025 08:50



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending March 2025: \$875,000

Comparable Properties

7/19 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$687,500
Method:
Date: 13/06/2025
Property Type: Unit



4/8 Alicia St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Sold Before Auction
Date: 21/06/2025
Property Type: Apartment



7/45 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 -

Price: \$650,000
Method: Private Sale
Date: 27/02/2025
Property Type: Apartment
Land Size: 1226 sqm approx