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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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





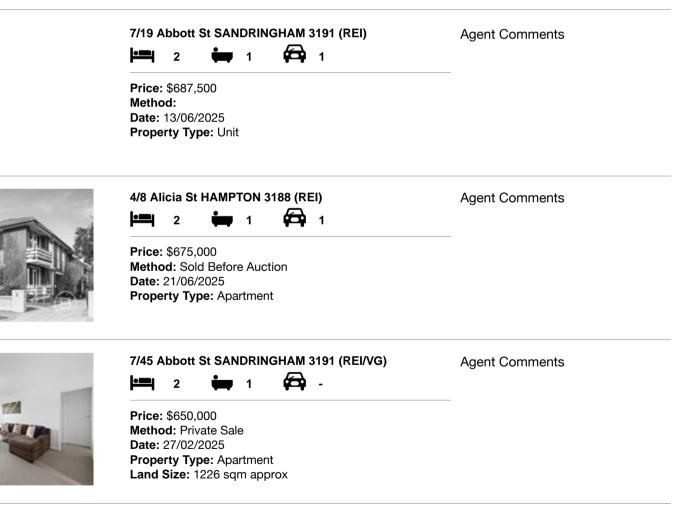




Property Type: Apartment Agent Comments

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

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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