

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

6/43 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$975,000

Median sale price

Median price \$905,000

Property Type Unit

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	3/21 Linacre Rd HAMPTON 3188	\$950,000	10/06/2025
2	2/64 Edward St SANDRINGHAM 3191	\$980,000	07/03/2025
3	5/40 Bamfield St SANDRINGHAM 3191	\$950,000	05/03/2025

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:

10/07/2025 12:14

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Indicative Selling Price
\$975,000

Median Unit Price
June quarter 2025: \$905,000



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/21 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 10/06/2025

Property Type: Unit



2/64 Edward St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$980,000

Method: Auction Sale

Date: 07/03/2025

Property Type: Unit



5/40 Bamfield St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000

Method: Private Sale

Date: 05/03/2025

Property Type: Unit

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840