Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	6/43 Abbott Street, Sandringham Vic 3191
Including suburb and	-
postcode	

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	Pro	perty Type	Jnit		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

	aress of comparable property	1 1100	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



Date of sale





Indicative Selling Price \$975,000 Median Unit Price June quarter 2025: \$905,000



1 2 **1 4**

Property Type: Townhouse

(Single

Agent Comments

Comparable Properties



3/21 Linacre Rd HAMPTON 3188 (REI)

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2 - 1

Price: \$950,000

Method: Sold Before 4

Method: Sold Before Auction

Date: 10/06/2025 Property Type: Unit **Agent Comments**



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

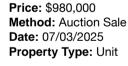
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Agent Comments





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

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Price: \$950,000 Method: Private Sale Date: 05/03/2025 Property Type: Unit **Agent Comments**

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





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