Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

. ,	
Address	17/19 Abbott Street, Sandringham Vic 3191
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

Range between \$650,000 \$685,000 &

Median sale price

Median price	\$875,000	Pro	perty Type Ur	nit		Suburb	Sandringham
Period - From	01/04/2024	to	31/03/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	7/45 Abbott St SANDRINGHAM 3191	\$650,000	27/02/2025
2	10/91 Beach Rd SANDRINGHAM 3191	\$690,000	20/02/2025
3			

OR

В* 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:	14/05/2025 09:07



Date of sale







Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$650,000 - \$685,000 Median Unit Price Year ending March 2025: \$875,000

Comparable Properties



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

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1

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Agent Comments

Price: \$650,000 **Method:** Private Sale **Date:** 27/02/2025

Property Type: Apartment Land Size: 1226 sqm approx



10/91 Beach Rd SANDRINGHAM 3191 (REI/VG)







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Agent Comments

Price: \$690,000 **Method:** Private Sale **Date:** 20/02/2025

Property Type: Apartment

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.

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





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