

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

6/53 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$792,500

Property Type

Unit

Suburb

Sandringham

Period - From

01/10/2025

to

31/12/2025

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	4/50 Fewster Rd HAMPTON 3188	\$770,000	06/11/2025
2	4/125 Thomas St HAMPTON 3188	\$750,500	06/09/2025
3	3/15 Codrington St SANDRINGHAM 3191	\$775,000	28/08/2025

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:

27/02/2026 15:24

6/53 Abbott Street, Sandringham Vic 3191

buxton



Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
December quarter 2025: \$792,500

6/53 Abbott Street is unrenovated as were all 3 comparables on SOI

Comparable Properties



4/50 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$770,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: Unit
Land Size: 151 sqm approx



4/125 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$750,500
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



3/15 Codrington St SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$775,000
Method: Sale
Date: 28/08/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Buxton | P: 03 9598 8222



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