

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

7/109 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$1,412,500

Property Type Townhouse

Suburb Sandringham

Period - From 21/10/2024

to

20/10/2025

Source Property Data

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	3/40-42 Willis St HAMPTON 3188	\$1,700,000	09/08/2025
2	42 Gipsy Way SANDRINGHAM 3191	\$1,650,000	01/08/2025
3			

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:

21/10/2025 11:51



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,705,000
Median Townhouse Price
21/10/2024 - 20/10/2025: \$1,412,500

Comparable Properties



3/40-42 Willis St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,700,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)



42 Gipsy Way SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 01/08/2025
Property Type: Townhouse (Single)

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.