

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

95 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$2,700,000

&

\$2,900,000

Median sale price

Median price

\$2,495,000

Property Type

House

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 Abbott St SANDRINGHAM 3191	\$3,200,000	29/11/2025
2	3 Lagnicourt St HAMPTON 3188	\$2,850,000	08/11/2025
3	15 Spring St SANDRINGHAM 3191	\$2,866,000	06/09/2025

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:

17/02/2026 14:50



 4  3  3

Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
December quarter 2025: \$2,495,000

Comparable Properties



4 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

 3  2  3

Price: \$3,200,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 726 sqm approx



3 Lagnicourt St HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,850,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 741 sqm approx



15 Spring St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,866,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 844 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139