

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

1/109 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Sandringham

Period - From 19/03/2025 to 18/03/2026 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	12B Green Pde SANDRINGHAM 3191	\$1,895,000	28/02/2026
2	25b Victoria St SANDRINGHAM 3191	\$1,970,000	17/12/2025
3	1 Vincent St SANDRINGHAM 3191	\$1,930,000	29/11/2025

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: 19/03/2026 12:53



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



12B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,895,000

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 357 sqm approx



25b Victoria St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,970,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Res)

Land Size: 404 sqm approx



1 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,930,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)