

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 | 4 Abbott Street, Sandringham VIC 3191 |
|---|---------------------------------------|

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

| | | | | | |
|---------------|---|---------------|--|--------|---|
| Median price | \$1,962,500 | Property Type | House | Suburb | Sandringham |
| Period - From | 01/03/2025 | to | 31/08/2025 | Source | Cotality™ |

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 45 Tennyson Street Sandringham VIC 3191 | \$3,565,000 | 03/04/2025 |
| 16 Lansdown Street Hampton VIC 3188 | \$3,090,000 | 12/03/2025 |
| 14 Lansdown Street Hampton VIC 3188 | \$3,137,500 | 23/08/2025 |

This Statement of Information was prepared on:

01/09/2025