

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

123A Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,162,500 Property Type House Suburb Sandringham

Period - From 01/01/2025 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	1/65 Sandringham Rd SANDRINGHAM 3191	\$1,390,000	21/02/2026
2	2/87 Vincent St SANDRINGHAM 3191	\$1,461,000	19/02/2026
3	142 Thomas St HAMPTON 3188	\$1,572,000	22/01/2026

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: 18/03/2026 08:52



3 2 2

Property Type: House
Land Size: 379 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2025: \$2,162,500

Comparable Properties



1/65 Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 2

Price: \$1,390,000
Method:
Date: 21/02/2026
Property Type: House



2/87 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,461,000
Method:
Date: 19/02/2026
Property Type: House



142 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,572,000
Method: Auction Sale
Date: 22/01/2026
Property Type: House (Res)
Land Size: 467 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840