

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

104 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,107,500

Property Type House

Suburb Sandringham

Period - From 01/04/2025

to

30/06/2025

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	19 Collingwood St SANDRINGHAM 3191	\$2,615,000	13/08/2025
2	149 Ludstone St HAMPTON 3188	\$2,450,000	09/08/2025
3	69 Littlewood St HAMPTON 3188	\$2,605,000	21/06/2025

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:

19/08/2025 12:58



5 3 3

Property Type: House

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
June quarter 2025: \$2,107,500

Comparable Properties



19 Collingwood St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,615,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 627 sqm approx



149 Ludstone St HAMPTON 3188 (REI)

Agent Comments

4 3 3

Price: \$2,450,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 917 sqm approx



69 Littlewood St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,605,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 627 sqm approx

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