

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

3/22 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/01/2024

to

31/12/2024

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	3/41 Bay Rd SANDRINGHAM 3191	\$385,000	04/03/2025
2	211/2 Willis La HAMPTON 3188	\$365,000	25/02/2025
3	410/2 Willis La HAMPTON 3188	\$375,000	12/02/2025

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:

25/03/2025 10:04



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Property Type: Apartment

Comparable Properties



3/41 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment



211/2 Willis La HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment



410/2 Willis La HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment