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	95 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $2,495,000 Property Type House Suburb Sandringham

Period - From 01/10/2025 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	66 Sargood St HAMPTON 3188	$2,500,000	12/12/2025
2	88 Sandringham Rd SANDRINGHAM 3191	$2,500,000	21/11/2025
3	115 Abbott St SANDRINGHAM 3191	$2,596,000	23/08/2025

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: 26/03/2026 17:08

95 Abbott Street, Sandringham Vic 3191

HODGES



4 4 3

Property Type: House
Land Size: 766 approx sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
December quarter 2025: $2,495,000

Comparable Properties



66 Sargood St HAMPTON 3188 (REI/VG)

3 2 2

Price: $2,500,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



88 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

4 3 2

Price: $2,500,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 626 sqm approx

Agent Comments



115 Abbott St SANDRINGHAM 3191 (REI/VG)

5 2 3

Price: $2,596,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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