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

Single price $360,000

Median sale price

Median price $875,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2024 to 31/03/2025 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	228/218 Bay Rd SANDRINGHAM 3191	$360,000	26/03/2025
2	211/2 Willis La HAMPTON 3188	$365,000	25/02/2025
3	18/62-72 Bay Rd SANDRINGHAM 3191	$345,000	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: 16/06/2025 11:02



1 1 1

Property Type: Apartment

Indicative Selling Price
$360,000
Median Unit Price
Year ending March 2025: $875,000

Comparable Properties



228/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

1 1 1

Price: $360,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

Agent Comments



211/2 Willis La HAMPTON 3188 (REI/VG)

1 1 1

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

Agent Comments



18/62-72 Bay Rd SANDRINGHAM 3191 (REI)

1 1 1

Price: $345,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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