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	44 Abbott Street, Sandringham VIC 3191

Indicative selling price

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

Single price $3,550,000

Median sale price

Median price $2,100,000 Property Type House Suburb Sandringham

Period - From 05/05/2025 to 04/11/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
126 Ludstone Street, Hampton	$3,520,000	15/09/2025
70 Chrisp Street, Hampton	$3,550,000	24/06/2025
81 Vincent Street, Sandringham	$3,350,000	13/09/2025

This Statement of Information was prepared on: 05/11/2025