

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

20/22 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$792,500 Property Type Unit 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	13/39-41 Abbott St SANDRINGHAM 3191	\$630,000	16/11/2025
2	5/9-11 Arthur St SANDRINGHAM 3191	\$642,000	28/10/2025
3	11/41 Bay Rd SANDRINGHAM 3191	\$655,000	20/08/2025

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:

10/02/2026 12:48

Amanda Thomson

03 9598 1111

0418 266 326

AThomson@hodges.com.au

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

December quarter 2025: \$792,500



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



13/39-41 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 16/11/2025

Property Type: Apartment



5/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$642,000

Method: Private Sale

Date: 28/10/2025

Property Type: Unit



11/41 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$655,000

Method: Sale

Date: 20/08/2025

Property Type: Strata Unit/Flat

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598