Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

265/226 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$400,000 & \$440,000	
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Median sale price

Median price	\$750,000	Property Type Ui		Property Type Unit		Suburb	Sandringham
Period - From	07/03/2024	to	06/03/2025	So	urce	Property	v Data

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

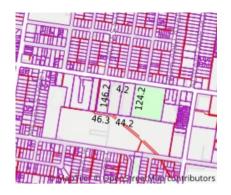
Add	dress of comparable property	Price	Date of sale
1	313/216 Bay Rd SANDRINGHAM 3191	\$410,000	21/02/2025
2	333/222 Bay Rd SANDRINGHAM 3191	\$417,500	07/12/2024
3	402/5a Remington Dr HIGHETT 3190	\$430,000	31/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/03/2025 13:06







Property Type: Flat/Unit/Apartment (Res) Agent Comments

Ami Russell 03 9585 5667 0447 020 608 amirussell@jelliscraig.com.au

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** 07/03/2024 - 06/03/2025: \$750,000

Comparable Properties



313/216 Bay Rd SANDRINGHAM 3191 (REI)



Price: \$410,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment

Agent Comments



333/222 Bay Rd SANDRINGHAM 3191 (REI/VG)







Agent Comments

Price: \$417,500 Method: Private Sale Date: 07/12/2024

Property Type: Apartment



402/5a Remington Dr HIGHETT 3190 (VG)

Method: Sale





Price: \$430,000

Date: 31/10/2024 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Account - Jellis Craig



