

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 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

Median sale price

Median price \$750,000 Property Type Unit Suburb Sandringham

Period - From 07/03/2024 to 06/03/2025 Source Property 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	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 comparable properties 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

265/226 Bay Road, Sandringham Vic 3191

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

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)

Agent Comments



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



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)

Agent Comments



Price: \$430,000
Method: Sale
Date: 31/10/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig



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