

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	113/218 Bay Road Sandringham, 3191
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Indicative selling price

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

Range between	\$350,000 & \$385,000
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Median sale price

Median price	\$360,000	Property Type	UNIT	Suburb	SANDRINGHAM
Period - From	10-Oct-2024	to	07-Oct-2025	Source	REA

Comparable property sales

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	330/220 Bay Road, Sandringham, Vic 3191	\$385,000	11-Sep-2025
2	230/218 Bay Road, Sandringham, Vic 3191	\$350,000	12-Aug-2025
3	105/218 Bay Road, Sandringham, Vic 3191	\$360,000	13-Jun-2025

This statement of information was prepared on 07-Oct-2025 at 11:13:49 AM AEDT