

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

169 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price

\$1,630,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Sandringham

Period - From

01/04/2024

to

31/03/2025

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	3 Heather Gr BLACK ROCK 3193	\$1,550,000	26/06/2025
2	28b Albert St HIGHETT 3190	\$1,730,000	17/03/2025
3	23 Grange Rd SANDRINGHAM 3191	\$1,720,000	28/01/2025

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:

30/06/2025 08:47



3 2 2

Property Type: House

Indicative Selling Price

\$1,630,000

Median House Price

Year ending March 2025: \$2,100,000

Comparable Properties



3 Heather Gr BLACK ROCK 3193 (REI)

Agent Comments

3 1 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: House

Land Size: 396 sqm approx



28b Albert St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,730,000

Method: Private Sale

Date: 17/03/2025

Property Type: Townhouse (Single)

Land Size: 348 sqm approx



23 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Private Sale

Date: 28/01/2025

Property Type: House

Account - Jellis Craig | P: 03 9593 4500