

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

417/220 BAY ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

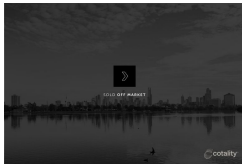
Date of sale

110/216 BAY ROAD SANDRINGHAM VIC 3191	\$595,000	19-Feb-26
106/1A TIBROCKNEY STREET CHELTENHAM VIC 3192	\$615,000	21-Mar-26
2/2 BELLEVUE ROAD CHELTENHAM VIC 3192	\$620,000	13-Jun-26

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 6 months.

This Statement of Information was prepared on: 11 August 2026



**110/216 BAY ROAD SANDRINGHAM
VIC 3191**

Sold Price

\$595,000

Sold Date

19-Feb-26

 2

 2

 1

Distance

0.11km



**106/1A TIBROCKNEY STREET
CHELTENHAM VIC 3192**

Sold Price

\$615,000

Sold Date

21-Mar-26

 2

 2

 1

Distance

0.7km



**2/2 BELLEVUE ROAD
CHELTENHAM VIC 3192**

Sold Price

\$620,000

Sold Date

13-Jun-26

 2

 2

 1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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