

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

534/226 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,155,000

&

\$1,250,000

Median sale price

Median price \$1,482,500

Property Type Townhouse

Suburb Sandringham

Period - From 09/09/2025

to

08/09/2026

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	3/3 Bronte Ct HAMPTON 3188	\$1,210,000	27/05/2026
2			
3			

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:

09/09/2026 13:26



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,155,000 - \$1,250,000

Median Townhouse Price

09/09/2025 - 08/09/2026: \$1,482,500

Comparable Properties



3/3 Bronte Ct HAMPTON 3188 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,210,000

Method: Private Sale

Date: 27/05/2026

Property Type: Townhouse (Single)

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.

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