

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

113/214 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$645,000

&

\$695,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Sandringham

Period - From

12/05/2024

to

11/05/2025

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	208/4 Fernhill Rd SANDRINGHAM 3191	\$684,500	30/04/2025
2	618/222 Bay Rd SANDRINGHAM 3191	\$660,000	22/04/2025
3	1/42 Beaumaris Pde HIGHETT 3190	\$685,000	15/02/2025

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:

12/05/2025 12:38



Property Type:

Agent Comments

Comparable Properties



208/4 Fernhill Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$684,500

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment



618/222 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 22/04/2025

Property Type: Apartment



1/42 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Unit