

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

57 Bay Road, Sandringham VIC 3191

Indicative selling price

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

Single price

\$2,645,000

Median sale price

Median price

\$2,020,000

Property Type

House

Suburb

Sandringham

Period - From

04/01/2025

to

03/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-------------|--------------|
| 54 Fernhill Road Sandringham VIC 3191 | \$2,740,000 | 13/03/2025 |
| 7 Sargood Street Hampton VIC 3188 | \$2,625,000 | 27/02/2025 |
| 53 Eliza Street Black Rock VIC 3193 | \$2,650,000 | 21/02/2025 |

This Statement of Information was prepared on:

04/07/2025