

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

237/218 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

203/218 BAY ROAD SANDRINGHAM VIC 3191	\$341,000	25-Feb-25
228/218 BAY ROAD SANDRINGHAM VIC 3191	\$360,000	26-Mar-25
241/218 BAY ROAD SANDRINGHAM VIC 3191	\$345,000	08-May-24

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: 24 June 2025

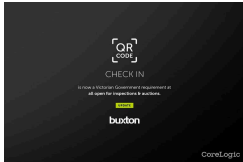


203/218 BAY ROAD
SANDRINGHAM VIC 3191

1 1 1

Sold Price **\$341,000** Sold Date **25-Feb-25**

Distance **0km**



228/218 BAY ROAD
SANDRINGHAM VIC 3191

1 1 1

Sold Price **\$360,000** Sold Date **26-Mar-25**

Distance **0km**



241/218 BAY ROAD SANDRINGHAM
VIC 3191

1 1 1

Sold Price **\$345,000** Sold Date **08-May-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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