

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

4/88 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$800,000

&

\$875,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	504/10 Koolkuna La HAMPTON 3188	\$870,000	11/07/2025
2	304/33 Crisp St HAMPTON 3188	\$805,000	19/02/2025
3	108/43 Willis St HAMPTON 3188	\$810,000	11/02/2025

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1655 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$875,000
Median Unit Price
June quarter 2025: \$905,000

Comparable Properties

504/10 Koolkuna La HAMPTON 3188 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



304/33 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment



108/43 Willis St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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