

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

99 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,950,000

&

\$3,240,000

Median sale price

Median price \$2,107,500

Property Type House

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	14 Lansdown St HAMPTON 3188	\$3,137,500	23/08/2025
2	5 Dreadnought St SANDRINGHAM 3191	\$3,130,000	25/07/2025
3	138 Ludstone St HAMPTON 3188	\$3,120,000	29/03/2025

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:

22/09/2025 15:52

Stephen Tickell

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Indicative Selling Price

\$2,950,000 - \$3,240,000

Median House Price

June quarter 2025: \$2,107,500



4 2.5 2

Property Type: House

Land Size: 1173 approx sqm
approx

Agent Comments

Comparable Properties



14 Lansdown St HAMPTON 3188 (REI)

Agent Comments

5 4 2

Price: \$3,137,500

Method: Auction Sale

Date: 23/08/2025

Property Type: House

Land Size: 697 sqm approx



5 Dreadnought St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$3,130,000

Method: Private Sale

Date: 25/07/2025

Property Type: House

Land Size: 697 sqm approx



138 Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,120,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 790 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840