

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

4/113 Bay Road, Sandringham VIC 3191

Indicative selling price

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

Range between

\$1,300,000

&

\$1,350,000

Median sale price

Median price

\$907,000

Property Type

Unit

Suburb

Sandringham

Period - From

31/01/2026

to

30/07/2026

Source

Cotality™

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
21A Tweed Street Highett VIC 3190	\$1,230,000	29/04/2026
8A Forrest Court Sandringham VIC 3191	\$1,400,000	30/06/2026
1/42 Edward Street Sandringham VIC 3191	\$1,302,000	27/06/2026

This Statement of Information was prepared on:

31/07/2026