

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 424/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Sandringham

Period - From 31/03/2025

to 30/03/2026

Source Property Data

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	620/222 Bay Rd SANDRINGHAM 3191	\$590,000	21/11/2025
2	423/222 Bay Rd SANDRINGHAM 3191	\$540,000	30/09/2025
3	324/222 Bay Rd SANDRINGHAM 3191	\$535,000	09/01/2026

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:

31/03/2026 11:00



 2
  1
  1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$530,000

Median Unit Price
 31/03/2025 - 30/03/2026: \$690,000

LIVE LIKE YOU'RE ON VACATION Just moments from the peaceful Bay Road Heathland Sanctuary, this light-filled two-bedroom apartment combines modern style, low-maintenance living, and unbeatable convenience. Perfect as a lock-and-leave retreat, smart investment, or first home, it sits privately within a meticulously maintained complex.

Comparable Properties



620/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$590,000
Method: Private Sale
Date: 21/11/2025
Property Type: Apartment



423/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$540,000
Method: Private Sale
Date: 30/09/2025
Property Type: Apartment



324/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$535,000
Method: Private Sale
Date: 09/01/2026
Property Type: Apartment

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