

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

117/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2026

to 30/06/2026

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	107/252 Bay Rd SANDRINGHAM 3191	\$340,000	15/06/2026
2	104/218 Bay Rd SANDRINGHAM 3191	\$340,000	01/06/2026
3			

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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117/218 Bay Road, Sandringham Vic 3191



Kye Bongiorno

9598 1111

0424 592 720

KBongiorno@hodges.com.au

Indicative Selling Price

\$350,000

Median Unit Price

June quarter 2026: \$840,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



107/252 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 15/06/2026

Property Type: Apartment

104/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

1 - -

Price: \$340,000

Method: Sale

Date: 01/06/2026

Property Type: Subdivided Flat - Single OYO Flat

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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