

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

328/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$340,000

&

\$360,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Sandringham

Period - From

30/07/2025

to

29/07/2026

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	306/252 Bay Rd SANDRINGHAM 3191	\$365,000	10/02/2026
2	129/18-34 Station St SANDRINGHAM 3191	\$360,000	11/03/2026
3	107/252 Bay Rd SANDRINGHAM 3191	\$340,000	15/06/2026

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:

30/07/2026 11:09



 1
  1
  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

30/07/2025 - 29/07/2026: \$680,000

Whether you're taking your first step into the property market or adding a high-performing asset to your portfolio, this stunning one-bedroom apartment offers the perfect blend of lifestyle, luxury and location. Privately positioned on the third floor with secure intercom entry and lift access, this contemporary residence is bathed in natural light and finished with style throughout. The spacious open-plan living and dining zone flows effortlessly to a generous terrace creating the perfect space to relax, entertain or soak up the Bayside atmosphere.

Comparable Properties



306/252 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$365,000

Method: Private Sale

Date: 10/02/2026

Property Type: Apartment



129/18-34 Station St SANDRINGHAM 3191 (REI)

Agent Comments

 1
  1
  1

Price: \$360,000

Method: Private Sale

Date: 11/03/2026

Property Type: Apartment



107/252 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 1
  1
  1

Price: \$340,000

Method: Private Sale

Date: 15/06/2026

Property Type: Apartment

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