

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

Range between \$360,000 & \$370,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Sandringham

Period - From 15/01/2025 to 14/01/2026 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	113/218 Bay Rd SANDRINGHAM 3191	\$370,000	08/12/2025
2	135/218 Bay Rd SANDRINGHAM 3191	\$355,000	07/10/2025
3	230/218 Bay Rd SANDRINGHAM 3191	\$350,000	02/08/2025

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:

15/01/2026 12:55



Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$370,000
Median Unit Price
15/01/2025 - 14/01/2026: \$730,000

Comparable Properties



113/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 08/12/2025
Property Type: Unit



135/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 07/10/2025
Property Type: Subdivided Flat - Single OYO Flat

230/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 02/08/2025
Property Type: Subdivided Flat - Single OYO Flat

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