

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

306/252 Bay Road, Sandringham, Vic 3191

Indicative selling price

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

Single price \$345,000

Median sale price

Median price

\$713,750

Property type

Unit

Suburb

Sandringham

Period - From

01/01/2025

to

31/12/2025

Source



PropTrack

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
120/286 Highett Road, Highett, VIC 3190	\$340,000	24/10/2025
17/338 Bay Road, Cheltenham, VIC 3192	\$365,000	20/01/2026
124/218 Bay Rd, Sandringham, VIC 3191	\$360,000	15/01/2026

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: 29/01/2026