

# 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

1/111 Bay Road, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$727,500

Property Type

Unit

Suburb

Sandringham

Period - From

11/11/2025

to

10/05/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property        | Price       | Date of sale |
|---------------------------------------|-------------|--------------|
| 9A Ridge Avenue Hampton East VIC 3188 | \$1,560,000 | 17/04/2026   |
| 43 Thorburn Street Hampton VIC 3188   | \$1,680,000 | 04/04/2026   |
| 67A Raynes Park Road Hampton VIC 3188 | \$1,650,000 | 22/11/2025   |

This Statement of Information was prepared on:

11/05/2026