

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

203/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$339,000

&

\$355,000

Median sale price

Median price

\$687,500

Property Type

Unit

Suburb

Sandringham

Period - From

11/09/2025

to

10/09/2026

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	328/218 Bay Rd SANDRINGHAM 3191	\$340,000	09/09/2026
2	107/252 Bay Rd SANDRINGHAM 3191	\$340,000	15/06/2026
3	104/218 Bay Rd SANDRINGHAM 3191	\$340,000	01/06/2026

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:

11/09/2026 15:09



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$339,000 - \$355,000

Median Unit Price

11/09/2025 - 10/09/2026: \$687,500

Comparable Properties



328/218 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 09/09/2026

Property Type: Apartment



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

Account - Hodges | P: 03 95846500 | F: 03 95848216



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