

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

218/240 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Sandringham

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	14/11/2025
2	124/218 Bay Rd SANDRINGHAM 3191	\$340,000	22/12/2025
3	120/286 Highett Rd HIGHETT 3190	\$340,000	24/10/2025

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:

13/04/2026 16:33



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median House Price

Year ending March 2026: \$2,300,000

Comparable Properties



113/218 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 1
  1
  1

Price: \$370,000

Method:

Date: 14/11/2025

Property Type: Apartment



124/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

 1
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Price: \$340,000

Method: Sale

Date: 22/12/2025

Property Type: Subdivided Flat - Single OYO Flat



120/286 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

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Price: \$340,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840