

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

3/62-72 BAY ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Feb 2025

to

31 Jan 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 6 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

ROBERT STREET BENTLEIGH VIC 3204	\$415,000	22-Sep-25
3/50 ROBERT STREET BENTLEIGH VIC 3204	\$415,000	22-Sep-25
113/15 GEORGE STREET SANDRINGHAM VIC 3191	\$395,000	03-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 11 February 2026

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ROBERT STREET BENTLEIGH VIC 3204

Sold Price

\$415,000

Sold Date

22-Sep-25



1



1



1

Distance

4.48km



3/50 ROBERT STREET BENTLEIGH VIC 3204

Sold Price

Sold Date

22-Sep-25



1



1



1

Distance

4.48km



113/15 GEORGE STREET SANDRINGHAM VIC 3191

Sold Price

^{RS} **\$395,000**

Sold Date

03-Oct-25



1



1



1

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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