

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 328/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$669,500 Property Type Unit Suburb Sandringham

Period - From 04/06/2025 to 03/06/2026 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	113/218 Bay Rd SANDRINGHAM 3191	\$370,000	08/12/2025
2	129/18-34 Station St SANDRINGHAM 3191	\$360,000	11/03/2026
3	124/218 Bay Rd SANDRINGHAM 3191	\$340,000	22/12/2025

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: 04/06/2026 09:35



Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

04/06/2025 - 03/06/2026: \$669,500

Whether you're taking your first step into the property market or adding a high-performing asset to your portfolio, this stunning one-bedroom apartment offers the perfect blend of lifestyle, luxury and location. Privately positioned on the third floor with secure intercom entry and lift access, this contemporary residence is bathed in natural light and finished with style throughout. The spacious open-plan living and dining zone flows effortlessly to a generous terrace creating the perfect space to relax, entertain or soak up the Bayside atmosphere.

Comparable Properties



113/218 Bay Rd SANDRINGHAM 3191 (RE/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 08/12/2025
Property Type: Unit



129/18-34 Station St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 11/03/2026
Property Type: Apartment

124/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 22/12/2025
Property Type: Subdivided Flat - Single OYO Flat

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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