

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

402/216 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,188,500

Property Type Unit

Suburb Sandringham

Period - From 01/01/2026

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	604/214b Bay Rd SANDRINGHAM 3191	\$1,980,000	23/01/2026
2			
3			

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:

30/06/2026 16:52



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Rooms: 6
Property Type: Strata Unit/Flat
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median Unit Price
March quarter 2026: \$1,188,500

Comparable Properties

604/214b Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

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Price: \$1,980,000
Method: Sale
Date: 23/01/2026
Property Type: Strata Unit/Flat

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.