

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

407/220 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$670,000

&

\$700,000

Median sale price

Median price

\$988,500

Property Type

Unit

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	117/220 Bay Rd SANDRINGHAM 3191	\$667,500	06/05/2026
2	10/6 Dart St HIGHETT 3190	\$682,000	17/01/2026
3	113/214 Bay Rd SANDRINGHAM 3191	\$677,500	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:

01/06/2026 10:56



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$670,000 - \$700,000
Median Unit Price
Year ending March 2026: \$988,500

Comparable Properties



117/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 2

Price: \$667,500
Method:
Date: 06/05/2026
Property Type: Apartment



10/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$682,000
Method: Auction Sale
Date: 17/01/2026
Property Type: Apartment



113/214 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$677,500
Method: Private Sale
Date: 22/12/2025
Property Type: Apartment

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