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	324/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $931,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2024 to 30/09/2025 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	423/222 Bay Rd SANDRINGHAM 3191	$540,000	30/09/2025
2	702/222 Bay Rd SANDRINGHAM 3191	$540,000	05/09/2025
3	408/1146 Nepean Hwy HIGHETT 3190	$525,000	28/08/2025

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: 29/10/2025 14:56

324/222 Bay Road, Sandringham Vic 3191



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
Year ending September 2025: $931,000

Comparable Properties



423/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 30/09/2025
Property Type: Apartment

Agent Comments



702/222 Bay Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments



408/1146 Nepean Hwy HIGHETT 3190 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment

Agent Comments

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

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