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	1/49-51 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,465,000 Property Type Townhouse Suburb Sandringham

Period - From 17/02/2025 to 16/02/2026 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	105/12 Trentham St SANDRINGHAM 3191	$1,745,000	24/11/2025
2	101/24 Grenville St HAMPTON 3188	$1,850,000	30/10/2025
3	201/6 Fernhill Rd SANDRINGHAM 3191	$1,960,000	18/10/2025

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: 17/02/2026 09:06

JellisCraig



3 2 2

Property Type: Apartment

Indicative Selling Price
$1,750,000 - $1,850,000
Median Townhouse Price
17/02/2025 - 16/02/2026: $1,465,000

Comparable Properties



105/12 Trentham St SANDRINGHAM 3191 (REI)

3 2 2

Price: $1,745,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment
Land Size: 157 sqm approx

Agent Comments



101/24 Grenville St HAMPTON 3188 (REI/VG)

3 2 2

Price: $1,850,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments



201/6 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

3 2 3

Price: $1,960,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

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