

# 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

117/220 Bay Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$625,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Sandringham

Period - From 26/03/2025 to 25/03/2026 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	6/11 Maxflo Ct HIGHETT 3190	\$615,000	09/11/2025
2	509/220 Bay Rd SANDRINGHAM 3191	\$620,000	20/10/2025
3	611/222 Bay Rd SANDRINGHAM 3191	\$605,000	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:

26/03/2026 11:18



2   1   2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$625,000  
**Median Unit Price**  
26/03/2025 - 25/03/2026: \$690,000

## Comparable Properties



**6/11 Maxflo Ct HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 09/11/2025  
**Property Type:** Unit



**509/220 Bay Rd SANDRINGHAM 3191 (REI)**

[Agent Comments](#)

2   2   1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Property Type:** Apartment



**611/222 Bay Rd SANDRINGHAM 3191 (REI/VG)**

[Agent Comments](#)

2   2   2

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 18/10/2025  
**Property Type:** Apartment

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