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	23/49-51 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $2,450,000 & $2,550,000

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	2/14 Duff St SANDRINGHAM 3191	$2,200,000	13/05/2026
2	10/170 Beach Rd SANDRINGHAM 3191	$2,210,000	11/02/2026
3	2/25 Sims St SANDRINGHAM 3191	$2,350,000	11/02/2026

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: 02/07/2026 10:48

HODGES



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$2,450,000 - $2,550,000
Median Unit Price
March quarter 2026: $1,188,500

Comparable Properties

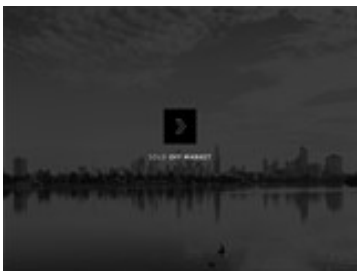


2/14 Duff St SANDRINGHAM 3191 (REI)

4 3 2

Price: $2,200,000
Method: Private Sale
Date: 13/05/2026
Property Type: Townhouse (Single)

Agent Comments



10/170 Beach Rd SANDRINGHAM 3191 (REI/VG)

3 3 2

Price: $2,210,000
Method: Private Sale
Date: 11/02/2026
Property Type: Townhouse (Single)

Agent Comments



2/25 Sims St SANDRINGHAM 3191 (REI/VG)

4 2 2

Price: $2,350,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment
Land Size: 298 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata .com.au

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