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 $595,000 & $650,000

Median sale price

Median price $2,400,000 Property Type House Suburb Sandringham

Period - From 01/07/2025 to 30/06/2026 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	209/6 Dart St HIGHETT 3190	$600,000	19/06/2026
2	11/22a Fernhill Rd SANDRINGHAM 3191	$610,000	19/05/2026
3	110/216 Bay Rd SANDRINGHAM 3191	$595,000	19/02/2026

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: 13/07/2026 15:58

407/220 Bay Road, Sandringham Vic 3191



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median House Price
Year ending June 2026: $2,400,000

Comparable Properties



209/6 Dart St HIGHETT 3190 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 19/06/2026
Property Type: Apartment

Agent Comments

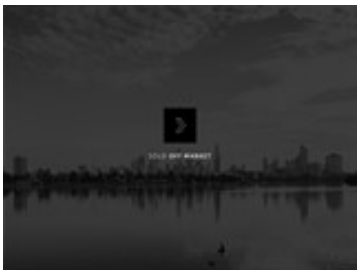


11/22a Fernhill Rd SANDRINGHAM 3191 (VG)

2 - -

Price: $610,000
Method: Sale
Date: 19/05/2026
Property Type: Strata Unit/Flat

Agent Comments



110/216 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 2 1

Price: $595,000
Method: Private Sale
Date: 19/02/2026
Property Type: Apartment

Agent Comments

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

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