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	620/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $580,000 & $600,000

Median sale price

Median price $935,500 Property Type Unit Suburb Sandringham

Period - From 01/07/2025 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	257/75 Graham Rd HIGHETT 3190	$585,000	17/09/2025
2	310/220 Bay Rd SANDRINGHAM 3191	$550,000	07/07/2025
3	508/222 Bay Rd SANDRINGHAM 3191	$600,000	05/05/2025

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: 23/10/2025 15:49

620/222 Bay Road, Sandringham Vic 3191

JellisCraig



2 1 2

Property Type: Apartment

Indicative Selling Price
$580,000 - $600,000
Median Unit Price
September quarter 2025: $935,500

Comparable Properties

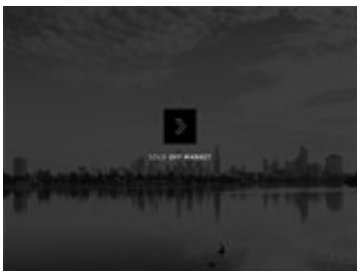


257/75 Graham Rd HIGHETT 3190 (VG)

3 - -

Price: $585,000
Method: Sale
Date: 17/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



310/220 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 07/07/2025
Property Type: Unit

Agent Comments

508/222 Bay Rd SANDRINGHAM 3191 (VG)

2 - -

Price: $600,000
Method: Sale
Date: 05/05/2025
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata.com.au

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