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	109/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $440,000 & $470,000

Median sale price

Median price $642,000 Property Type Unit Suburb Sandringham

Period - From 28/08/2024 to 27/08/2025 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	255/75 Graham Rd HIGHETT 3190	$442,000	19/06/2025
2	106/1090 Nepean Hwy HIGHETT 3190	$445,800	11/04/2025
3			

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: 28/08/2025 14:51

109/222 Bay Road, Sandringham Vic 3191



2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$440,000 - $470,000
Median Unit Price
28/08/2024 - 27/08/2025: $642,000

Comparable Properties



255/75 Graham Rd HIGHETT 3190 (REI/VG)

2 1 1

Price: $442,000
Method: Auction Sale
Date: 19/06/2025
Property Type: Apartment

Agent Comments



106/1090 Nepean Hwy HIGHETT 3190 (VG)

1 - -

Price: $445,800
Method: Sale
Date: 11/04/2025
Property Type: Strata Unit/Flat

Agent Comments

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.

Account - Hodges

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