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	611/222 Bay Road, Sandringham VIC 3191

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $700,000 Property Type Unit Suburb Sandringham

Period - From 08/04/2025 to 07/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12/1 Major Street Highett VIC 3190	$642,500	04/08/2025
260/75 Graham Road Highett VIC 3190	$565,000	01/08/2025
1/6 Dart Street Highett VIC 3190	$605,000	26/05/2025

This Statement of Information was prepared on: 08/10/2025