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	4/172 Bay Road, Sandringham VIC 3191

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $680,000 Property Type Unit Suburb Sandringham

Period - From 28/07/2025 to 27/01/2026 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
4/200 Bluff Road Sandringham VIC 3191	$935,000	03/01/2026
2/16 Collingwood Street Sandringham VIC 3191	$915,000	09/12/2025
1/3 Reno Road Sandringham VIC 3191	$927,500	20/11/2025

This Statement of Information was prepared on: 28/01/2026