

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

315/218 BAY ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,250

Property type

Unit

Suburb

Sandringham

Period-from

01 Nov 2024

to

31 Oct 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 6 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

4/4 BELLEVUE ROAD CHELTENHAM VIC 3192	\$570,000	17-Jun-25
141/75 GRAHAM ROAD HIGHETT VIC 3190	\$540,000	28-Aug-25
260/75 GRAHAM ROAD HIGHETT VIC 3190	\$565,000	01-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 12 November 2025


**4/4 BELLEVUE ROAD
CHELTENHAM VIC 3192**

 2
  2
  1

Sold Price **\$570,000** Sold Date **17-Jun-25**

Distance **1.58km**


**141/75 GRAHAM ROAD HIGHETT
VIC 3190**

 2
  2
  1

Sold Price **\$540,000** Sold Date **28-Aug-25**

Distance **1.59km**


**260/75 GRAHAM ROAD HIGHETT
VIC 3190**

 2
  2
  1

Sold Price **\$565,000** Sold Date **01-Aug-25**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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