

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

7/76 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$792,500 Property Type Unit Suburb Sandringham

Period - From 01/10/2025 to 31/12/2025 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	1/45 Abbott St SANDRINGHAM 3191	\$535,000	19/12/2025
2	315/218 Bay Rd SANDRINGHAM 3191	\$525,000	25/11/2025
3	12/19 Abbott St SANDRINGHAM 3191	\$582,500	15/10/2025

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:

05/03/2026 13:55



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Property Type: Apartment/unit/flat
Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
December quarter 2025: \$792,500

Comparable Properties



1/45 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 19/12/2025
Property Type: Unit
Land Size: 1226 sqm approx



315/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment



12/19 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$582,500
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

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