

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

509/220 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

\$615,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Sep 2024

to

31 Aug 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

406/220 BAY ROAD SANDRINGHAM VIC 3191	\$622,500	09-Jan-25
409/220 BAY ROAD SANDRINGHAM VIC 3191	\$655,000	27-Feb-21

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: 03 September 2025



**406/220 BAY ROAD
SANDRINGHAM VIC 3191**

2 2 1

Sold Price

\$622,500

Sold Date

09-Jan-25

Distance

0km



**409/220 BAY ROAD
SANDRINGHAM VIC 3191**

2 2 1

Sold Price

\$655,000

Sold Date

27-Feb-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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