

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

3/62-72 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Aug 2025

to

31 Jul 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 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

206/336 SOUTH ROAD HAMPTON EAST VIC 3188	\$390,000	20-Jul-26
507/1148 NEPEAN HIGHWAY HIGHETT VIC 3190	\$385,000	29-Jul-26

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: 04 August 2026

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**206/336 SOUTH ROAD HAMPTON
EAST VIC 3188**

 1  1  1

Sold Price

^{RS} **\$390,000**

Sold Date

20-Jul-26

Distance

3.11km



**507/1148 NEPEAN HIGHWAY
HIGHTT VIC 3190**

 1  1  1

Sold Price

^{RS} **\$385,000** ^{UN}

Sold Date

29-Jul-26

Distance

3.67km

RS = Recent sale

UN = Undisclosed Sale

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