

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.17m**

Quarterly Price Change

**-4.61% ↓**

## Median Unit Price\*

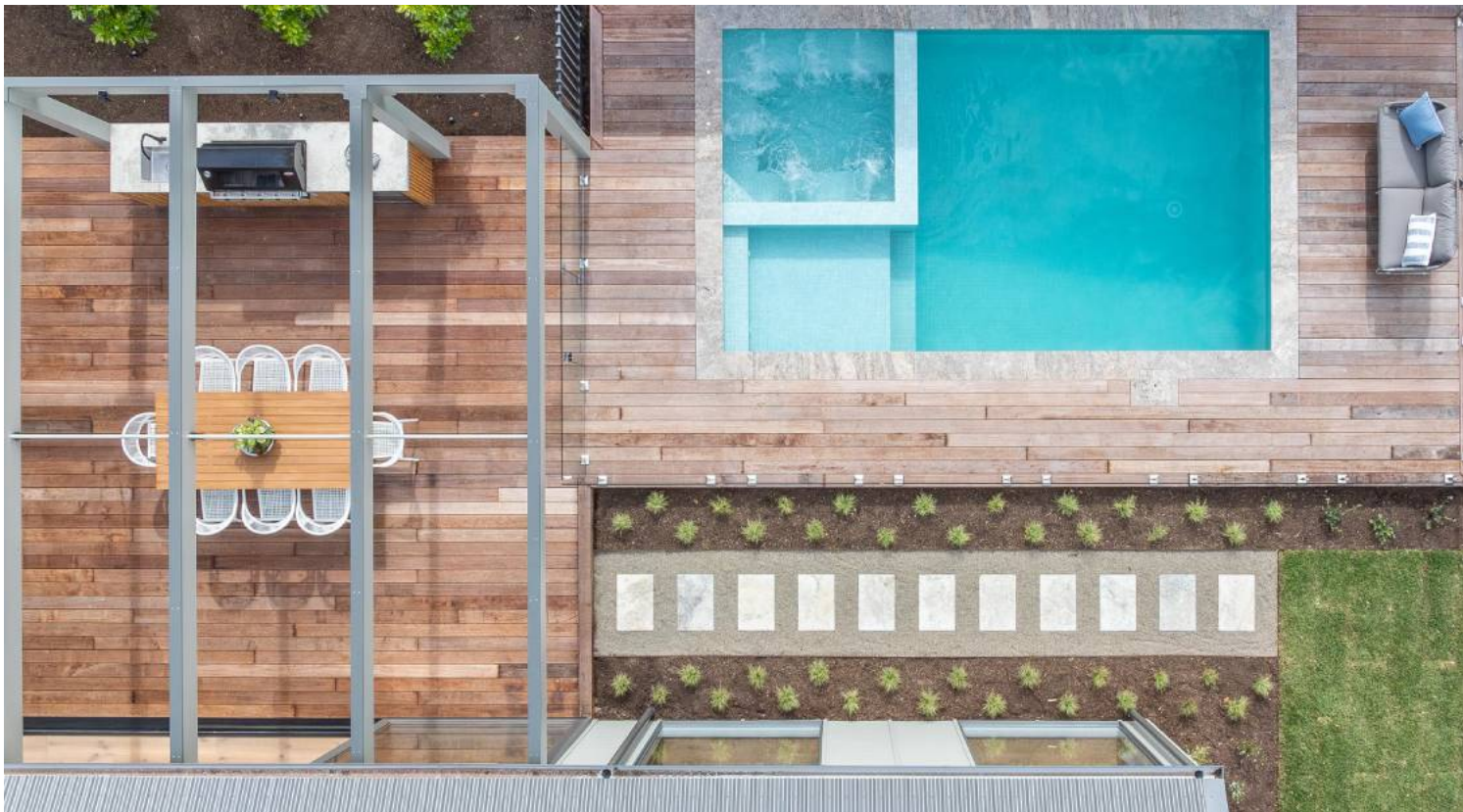
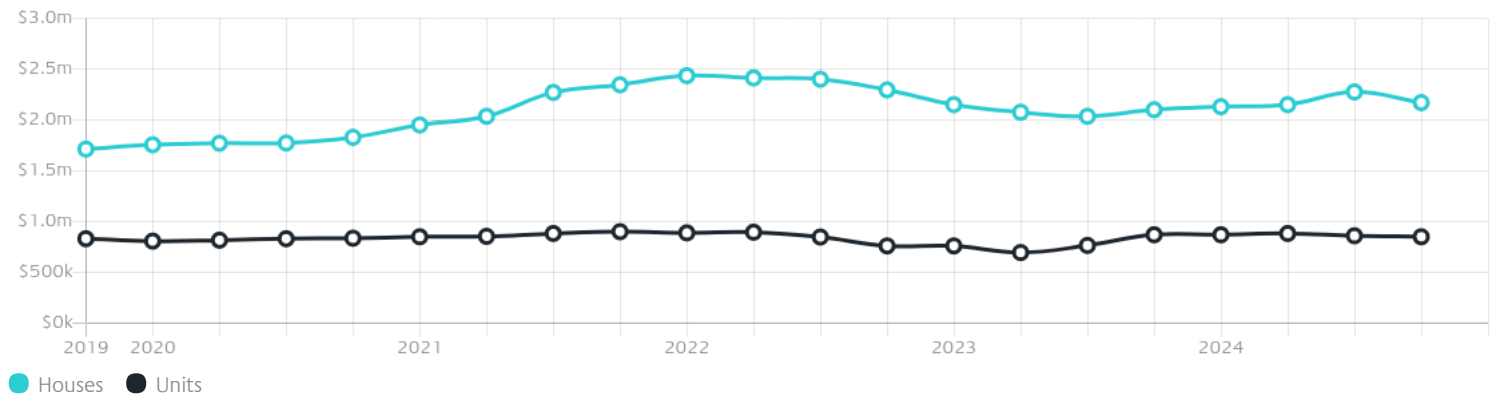
Median

**\$850k**

Quarterly Price Change

**-1.16% ↓**

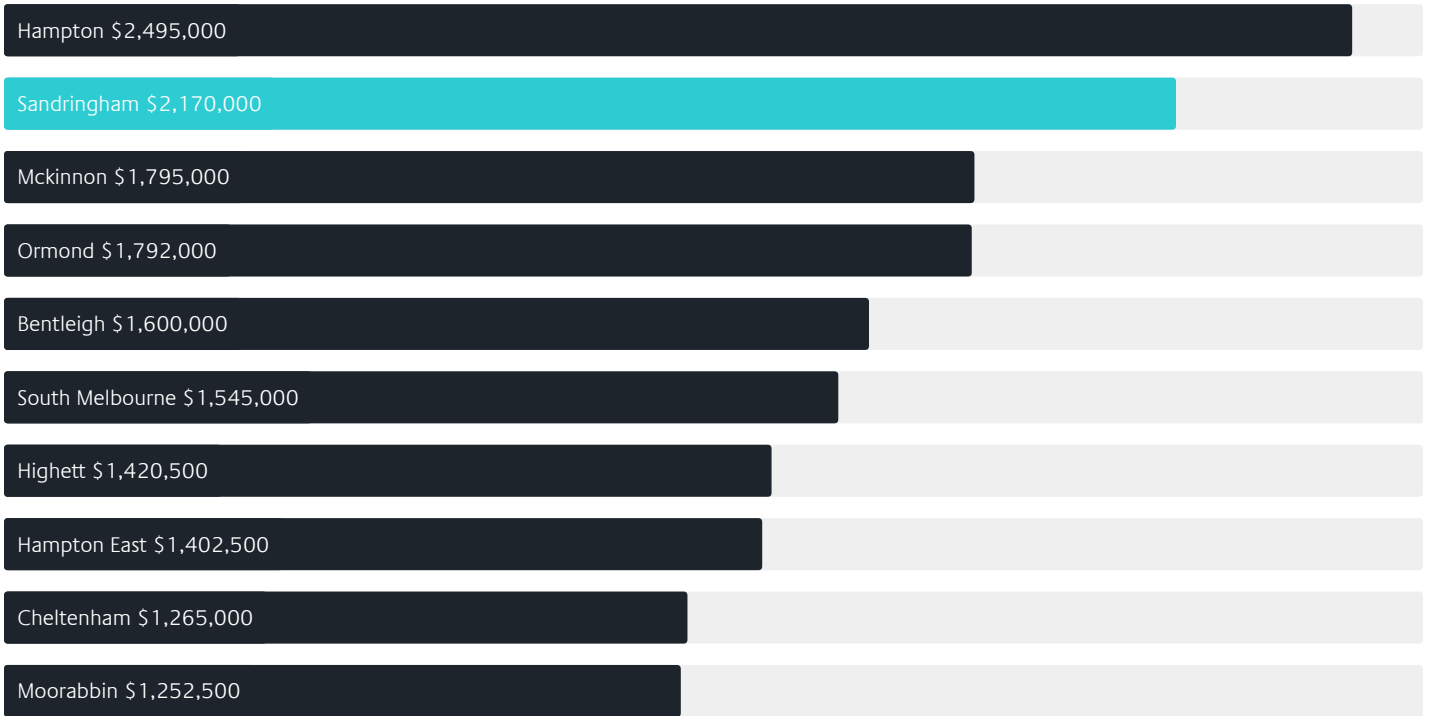
## Quarterly Price Change\*



# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method\*



● Auction 42%  
● Private 58%

## Auction Clearance Rate\*

54.55%

## Median Days on Market^

35 days

## Average Hold Period\*

7.2 years

# Insights

## Dwelling Type^



● Houses 50% ● Units 50%

## Ownership\*



● Owned Outright 43% ● Mortgaged 35% ● Rented 23%

## Population^

10,926

## Median Asking Rent per week\*

\$1,123

## Population Growth^

6.69%

## Rental Yield\*

2.29%

## Median Age^












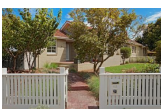
47 years

## Median Household Size^













2.4 people

# Sold Properties~

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 2/4 Dunsterville St Sandringham	3	Unit	\$1,362,000	22 Mar 2025
 38 Codrington St Sandringham	4	House	\$1,772,000	15 Mar 2025
 27 Collingwood St Sandringham	3	House	\$2,517,000	15 Mar 2025
 143 Bay Rd Sandringham	4	House	\$1,850,000	14 Mar 2025
 30/86-88 Beach Rd Sandringham	2	Apartment	\$640,000	12 Mar 2025
 9 Duff St Sandringham	3	House	\$1,850,000	07 Mar 2025
 4/42 Edward St SANDRINGHAM	3	Unit	\$1,025,000	06 Mar 2025
 217/18-34 Station St Sandringham	1	Apartment	\$250,000	04 Mar 2025
 2/8 Duff St Sandringham	2	Unit	\$725,000	02 Mar 2025
 10 Jennings St Sandringham	3	House	\$2,080,000	01 Mar 2025
 203/218 Bay Rd Sandringham	1	Subdivided Flat - Single OYO Flat	\$341,000	25 Feb 2025
 12 Neptune St Sandringham	3	House	\$1,505,000	23 Feb 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 26 Balmoral Av Sandringham	3	House	\$1,461,000	22 Feb 2025
 313/216 Bay Rd Sandringham	1	Apartment	\$410,000	21 Feb 2025
 10/91 Beach Rd Sandringham	2	Apartment	\$690,000	20 Feb 2025
 1/7 Southey St Sandringham	3	Townhouse	\$1,427,000	20 Feb 2025
 5/9 Waltham St Sandringham	2	House	\$960,000	18 Feb 2025
 2 Holloway Rd Sandringham	5	House	\$3,680,000	05 Feb 2025
 4/271 Bluff Rd Sandringham	3	Townhouse	\$1,130,000	04 Feb 2025
 25 Balmoral Av Sandringham	4	House	\$2,075,000	03 Feb 2025
 30/49-51 Bay Rd Sandringham	1	Apartment	\$750,000	22 Jan 2025
 6/26 Fernhill Rd Sandringham	2	Townhouse	\$940,000	17 Jan 2025
 5 Carew St Sandringham	3	House	\$1,850,000	17 Jan 2025
 25 Collingwood St Sandringham	4	House	\$2,310,000	17 Jan 2025



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/5 John St Sandringham	3	Villa	\$1,230,000	15 Jan 2025
 501/220 Bay Rd Sandringham	2	Apartment	\$700,000	15 Jan 2025
 406/220 Bay Rd Sandringham	2	Apartment	\$622,500	14 Jan 2025
 22/1 George St Sandringham	2	Apartment	\$572,000	10 Jan 2025
 6/384-386 Bluff Rd Sandringham	3	Townhouse	\$1,100,000	07 Jan 2025
 111/218 Bay Rd Sandringham	1	Subdivided Flat - Single OYO Flat	\$329,000	30 Dec 2024
 2/19 Minnie St Sandringham	3	House	\$1,655,000	18 Dec 2024
 304/18-34 Station St Sandringham	1	Apartment	\$305,000	16 Dec 2024
 211 Bluff Rd SANDRINGHAM	4	Townhouse	\$1,567,500	14 Dec 2024
 306/216 Bay Rd Sandringham	3	Apartment	\$1,330,000	14 Dec 2024
 428/220 Bay Rd Sandringham	2	Apartment	\$830,000	12 Dec 2024
 23 Codrington St Sandringham	2	House	\$1,410,000	12 Dec 2024



Bentleigh Office  
Level 1, 277 - 279 Centre Road, Bentleigh  
03 9593 4500

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.