

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$2.10m**

Quarterly Price Change

**-3.44% ↓**

## Median Unit Price\*

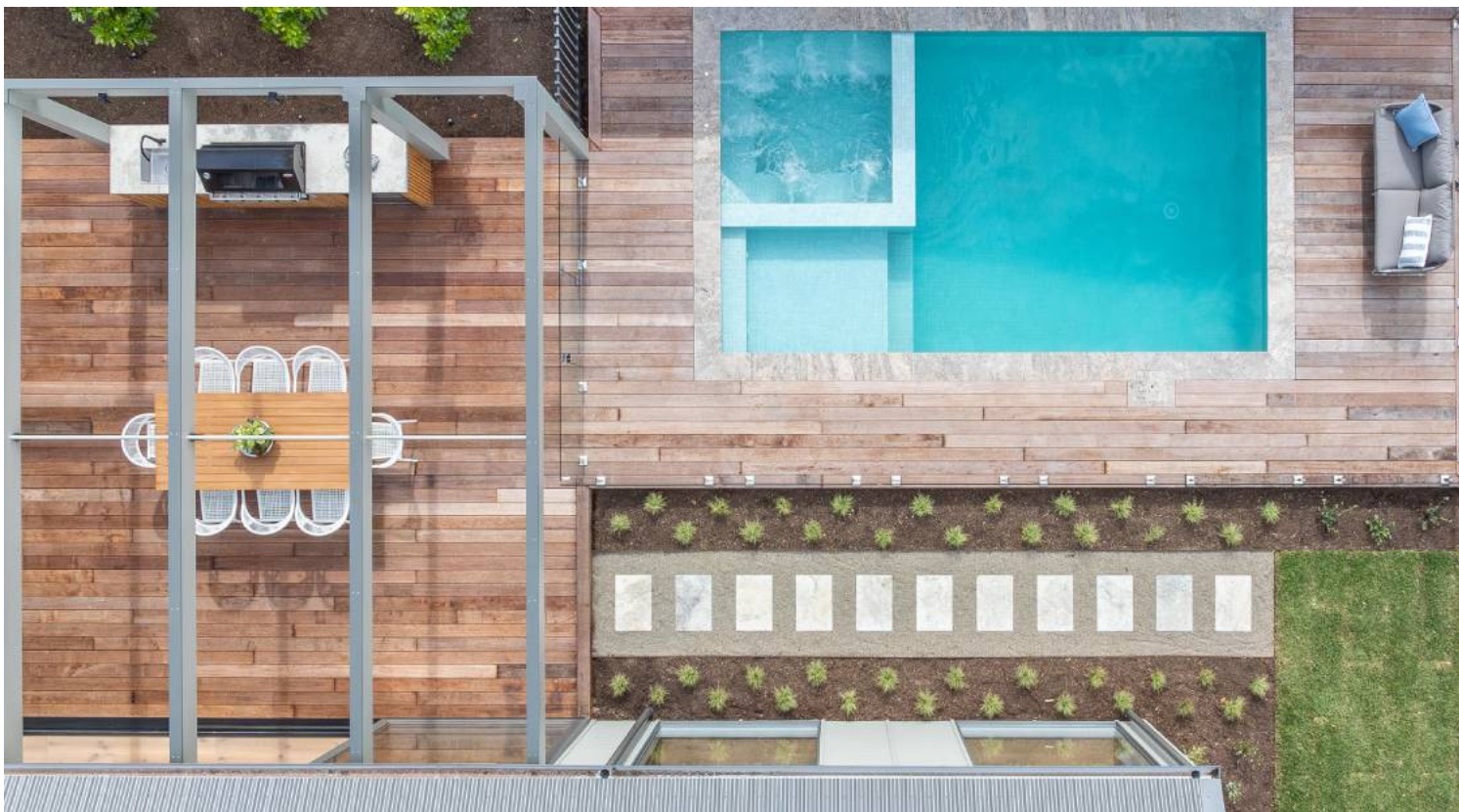
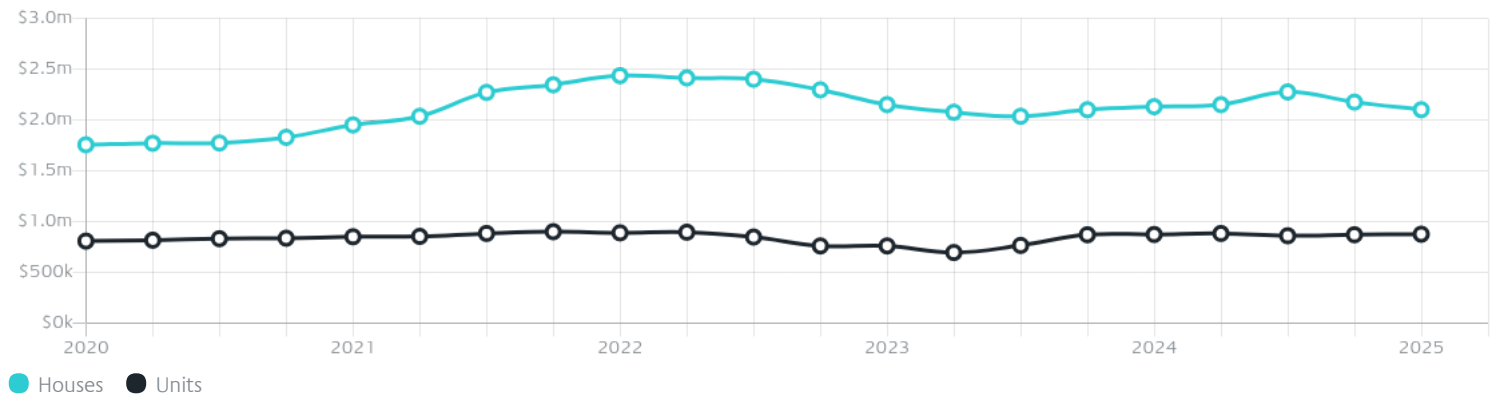
Median

**\$875k**

Quarterly Price Change

**0.57% ↑**

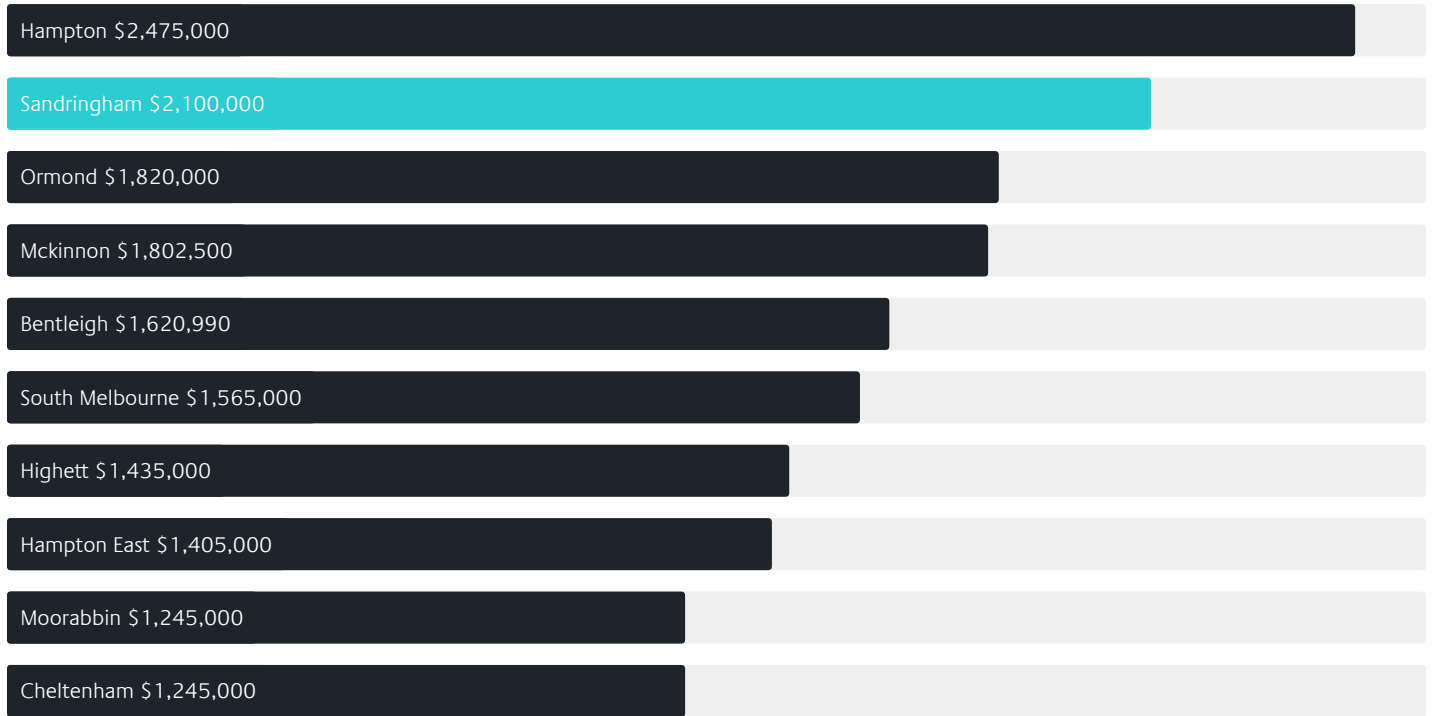
## Quarterly Price Change\*



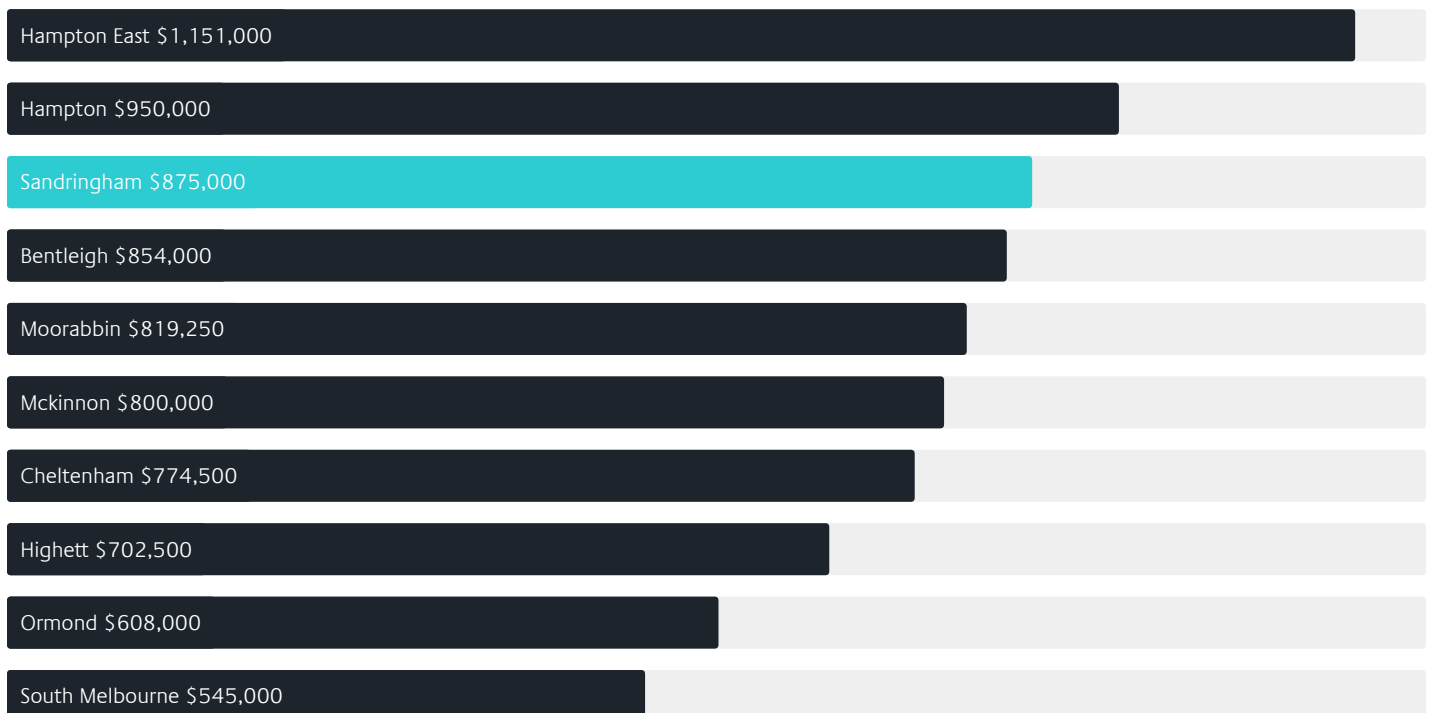
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 47%  
● Private 53%

Auction Clearance Rate\*

38.1%

Median Days on Market^

49 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\*

\$1,150

Population Growth^

6.69%

Rental Yield\*

2.29%

Median Age^







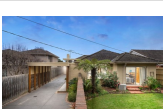

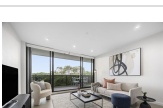



47 years

Median Household Size^













2.4 people

# Sold Properties~










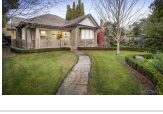
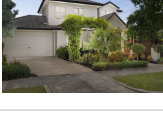

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 5 Rose St Sandringham	5	House	\$3,700,000	19 Jun 2025
 302/216 Bay Rd Sandringham	2	Apartment	\$725,000	18 Jun 2025
 24 Miller St Sandringham	4	House	\$2,065,000	18 Jun 2025
 1/14 Duff St Sandringham	4	Townhouse	\$2,175,000	13 Jun 2025
 29 George St Sandringham	4	House	\$1,875,000	06 Jun 2025
 2/18 Wentworth Av Sandringham	4	Townhouse	\$1,585,000	31 May 2025
 51 Grange Rd Sandringham	3	House	\$1,970,000	30 May 2025
 2 Campbell St Sandringham	3	House	\$1,700,000	28 May 2025
 402/226 Bay Rd Sandringham	3	Apartment	\$992,000	27 May 2025
 14 Neptune St Sandringham	5	House	\$2,308,000	24 May 2025
 513/220 Bay Rd Sandringham	3	Subdivided Flat - Single OYO Flat	\$530,000	24 May 2025
 2/12 Bamfield St Sandringham	3	Flat/Unit/Apartment	\$1,045,000	12 May 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/11 Waltham St Sandringham	2	Apartment	\$905,000	10 May 2025
 9 Cooke St Sandringham	4	House	\$2,300,000	10 May 2025
 65 Grange Rd Sandringham	3	Townhouse	\$1,600,000	07 May 2025
 9 Le Fevre St Sandringham	5	House	\$3,452,000	05 May 2025
 508/222 Bay Rd Sandringham	2	Subdivided Flat - Single OYO Flat	\$600,000	05 May 2025
 2/16 Georgiana St Sandringham	2	Strata Unit/Flat	\$1,260,000	03 May 2025
 2/16-18 Georgiana St Sandringham	2	Villa	\$1,260,000	03 May 2025
 208/4 Fernhill Rd Sandringham	2	Apartment	\$684,500	30 Apr 2025
 5/1 George St Sandringham	1	Apartment	\$395,000	23 Apr 2025
 50 Piper Pl Sandringham	1	House	\$1,175,000	22 Apr 2025
 618/222 Bay Rd Sandringham	2	Apartment	\$660,000	22 Apr 2025
 5b George St Sandringham	4	House	\$1,500,000	22 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9/6 Fernhill Rd Sandringham	3	Apartment	\$1,080,000	16 Apr 2025
 3/1a Keats St Sandringham	2	Flat/Unit/Apartment	\$1,250,000	15 Apr 2025
 5/184 Beach Rd Sandringham	3	Unit	\$1,200,000	05 Apr 2025
 366/226 Bay Rd Sandringham	2	Apartment	\$645,000	02 Apr 2025
 212/222 Bay Rd Sandringham	2	Unit	\$580,000	01 Apr 2025
 12 Vincent St Sandringham	2	House	\$1,512,000	01 Apr 2025
 211/214b Bay Rd Sandringham	2	Strata Unit/Flat	\$720,000	27 Mar 2025
 265/226 Bay Rd Sandringham	1	Apartment	\$405,000	26 Mar 2025
 228/218 Bay Rd Sandringham	1	Apartment	\$360,000	26 Mar 2025
 9 Gladstone St Sandringham	3	House	\$2,100,000	26 Mar 2025
 76 Abbott St Sandringham	4	Townhouse	\$1,900,000	26 Mar 2025
 2/4 Dunsterville St Sandringham	3	Unit	\$1,362,000	22 Mar 2025





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03 9593 4500

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

Data is current as of PDF generation date 01/07/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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