



Sandringham

Suburb Report



Your connection to property insights



JellisCraig

SANDRINGHAM SUBURB REPORT

Median house price¹

Median

\$2.40m

Quarterly price change

4.34% ↑

Median unit price¹

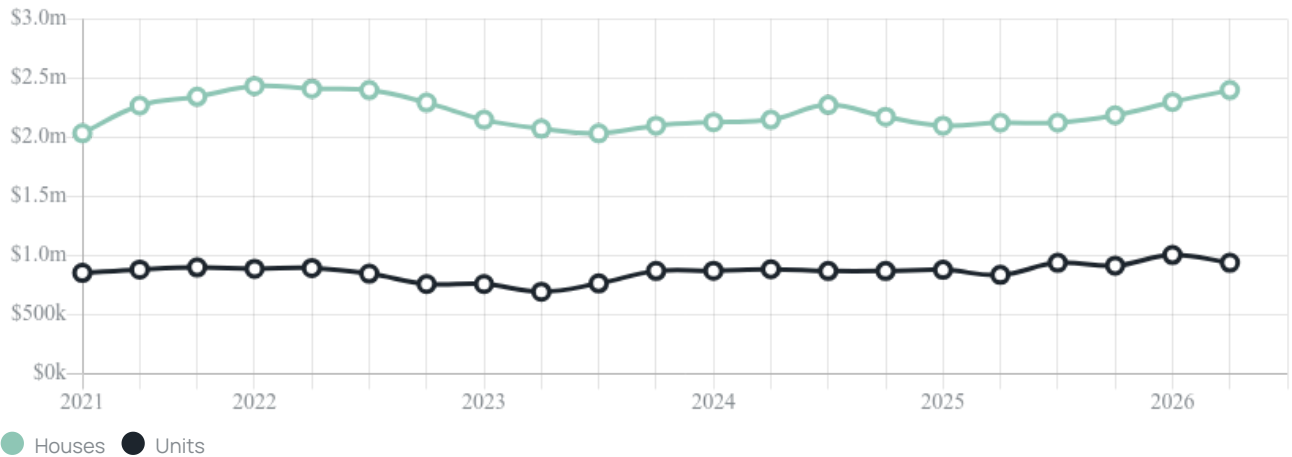
Median

\$940k

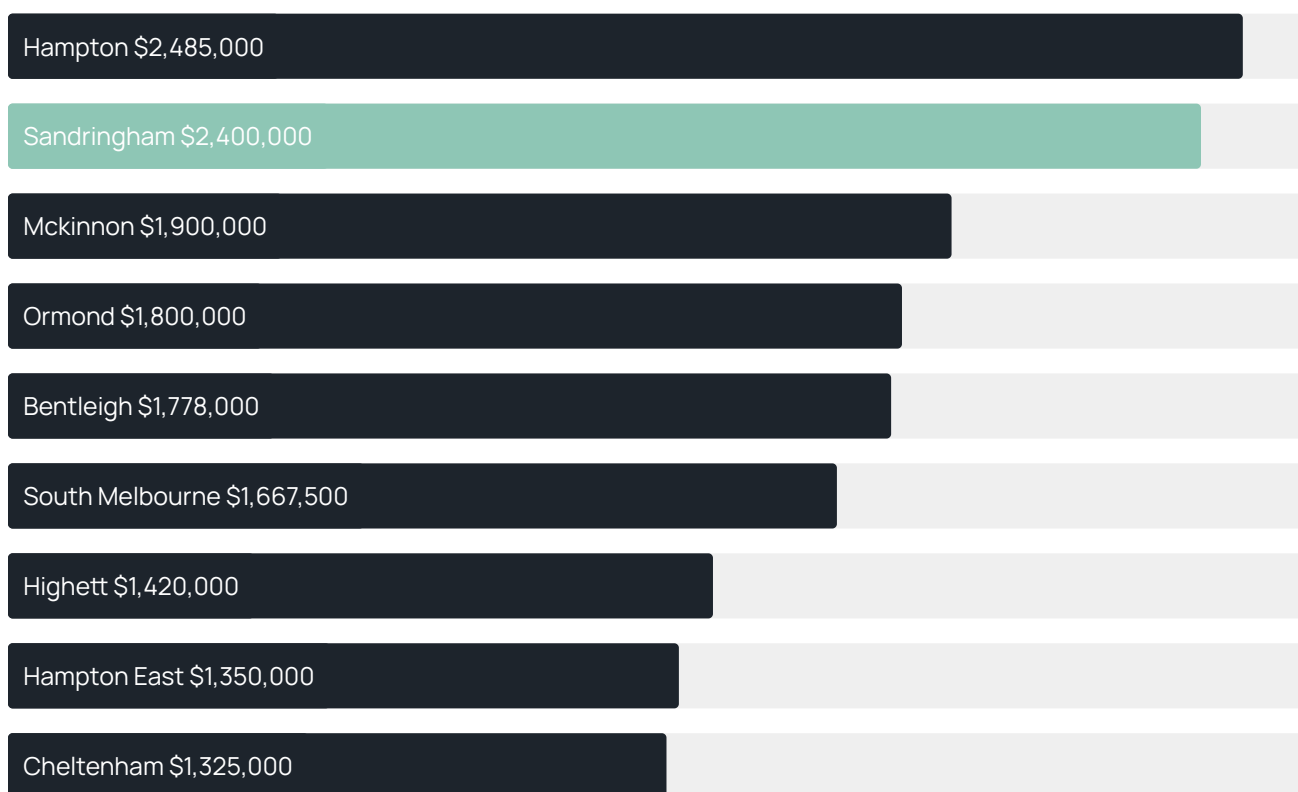
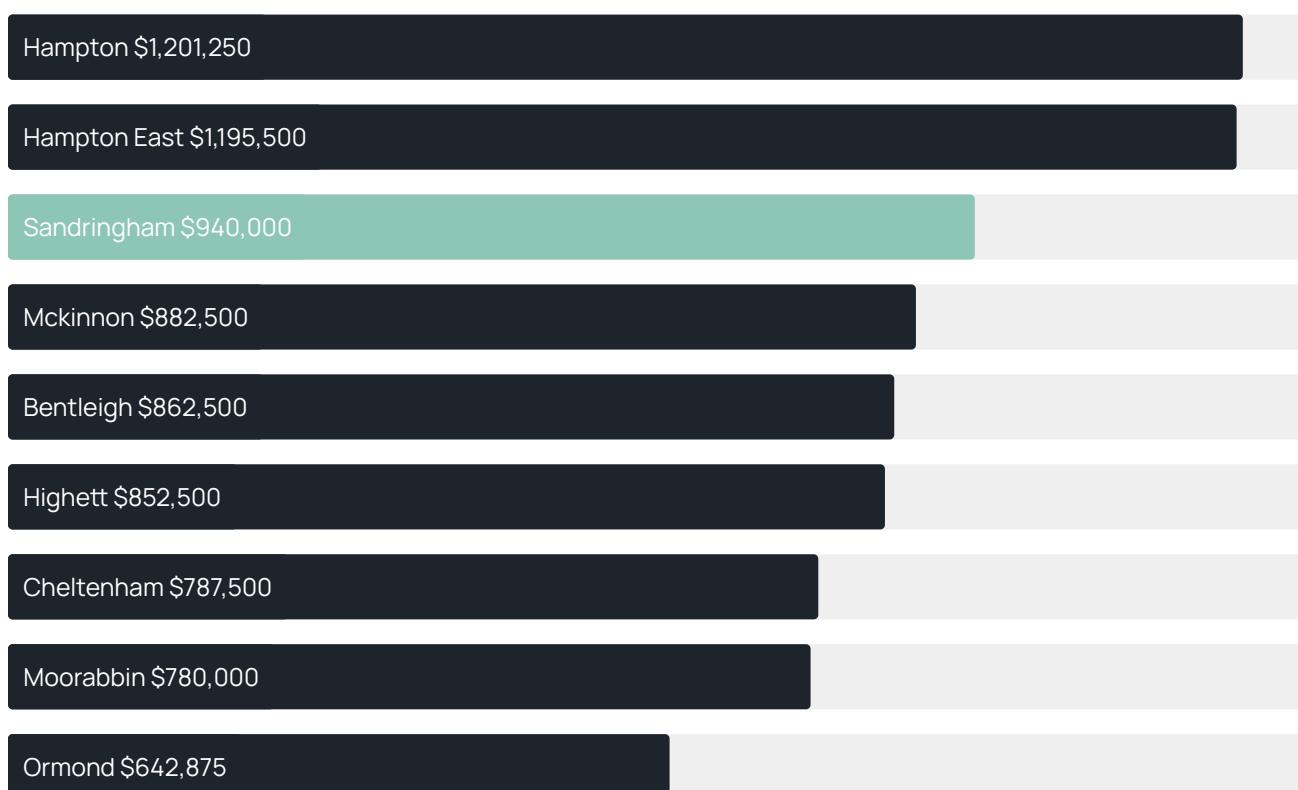
Quarterly price change

-6.56% ↓

Quarterly price change¹



SANDRINGHAM SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 49%
● Private 51%

Auction clearance rate³

52.17%

Median days on market³

32 days

Jellis Craig average inspection attendance per listing⁴

32 groups

Average hold period¹

7.2 years

Dwelling type⁵

● Houses 50% ● Units 50%

Ownership⁵

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

Population⁵

10,926

Median asking rent¹

\$1,350 per week

Population growth⁵

6.69%

Rental yield¹

2.29%

Median age⁵

47 years

Median household size⁵

2.4 people

SANDRINGHAM SUBURB REPORT

Recent Sandringham sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6/273 Bluff Rd SANDRINGHAM	2	Unit	\$857,500	23 Jul 2026
 1/46 Abbott St Sandringham	2	Unit	\$1,050,000	10 Jul 2026
 1/42 Edward St Sandringham	3	Unit	\$1,302,000	27 Jun 2026
 22 Wentworth Av Sandringham	4	House	\$2,500,000	26 Jun 2026
 72a Spring St Sandringham	4	Townhouse	\$1,760,000	23 Jun 2026
 107/252 Bay Rd Sandringham	1	Apartment	\$340,000	15 Jun 2026
 25/86-88 Beach Rd Sandringham	3	Apartment	\$1,250,000	13 Jun 2026
 26/86-88 Beach Rd Sandringham	1	Apartment	\$450,000	13 Jun 2026
 409/1 Aberdeen Rd Sandringham	3	Strata Unit/Flat	\$929,000	10 Jun 2026
 2/90 Bay Rd SANDRINGHAM	2	Unit	\$905,000	05 Jun 2026

SANDRINGHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 128 Bay Rd Sandringham	5	House	\$2,625,000	30 May 2026
 17 Susan St Sandringham	3	House	\$1,900,000	30 May 2026
 7 Tennyson St Sandringham	4	House	\$2,862,500	30 May 2026
 176 Beach Rd Sandringham	4	House	\$3,450,000	30 May 2026
 524/222 Bay Rd Sandringham	1	Apartment	\$440,000	28 May 2026
 11/22a Fernhill Rd Sandringham	2	Strata Unit/Flat	\$610,000	19 May 2026
 424/222 Bay Rd Sandringham	2	Apartment	\$520,000	15 May 2026
 2/14 Duff St Sandringham	4	Townhouse	\$2,200,000	13 May 2026
 19 Edward St Sandringham	3	House	\$1,545,000	12 May 2026
 34 Brighton St Sandringham	3	House	\$1,960,000	11 May 2026

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Address	Bedrooms	Type	Price	Sold
 1/273 Bluff Rd Sandringham	2	Unit	\$840,000	08 May 2026
 117/220 Bay Rd Sandringham	2	Apartment	\$667,500	06 May 2026
 510/222 Bay Rd Sandringham	2	Subdivided Flat - Single OYO Flat	\$550,000	06 May 2026
 11 Duff St Sandringham	3	House	\$2,510,000	01 May 2026
 3/198 Bluff Rd Sandringham	2	Unit	\$841,000	28 Apr 2026
 111/220 Bay Rd Sandringham	2	Apartment	\$660,000	25 Apr 2026
 58 Kenneth St Sandringham	4	House	\$1,630,000	23 Apr 2026
 203/13 George St Sandringham	1	Apartment	\$448,000	23 Apr 2026
 240/218 Bay Rd Sandringham	1	Apartment	\$335,000	22 Apr 2026
 123a Abbott St Sandringham	3	House	\$1,470,500	18 Apr 2026



Jellis Craig Bentleigh

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

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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