



Sandringham Suburb Report

Your connection to property insights



JellisCraig

Property Prices

SANDRINGHAM SUBURB REPORT

Median house price¹

Median
\$2.16m

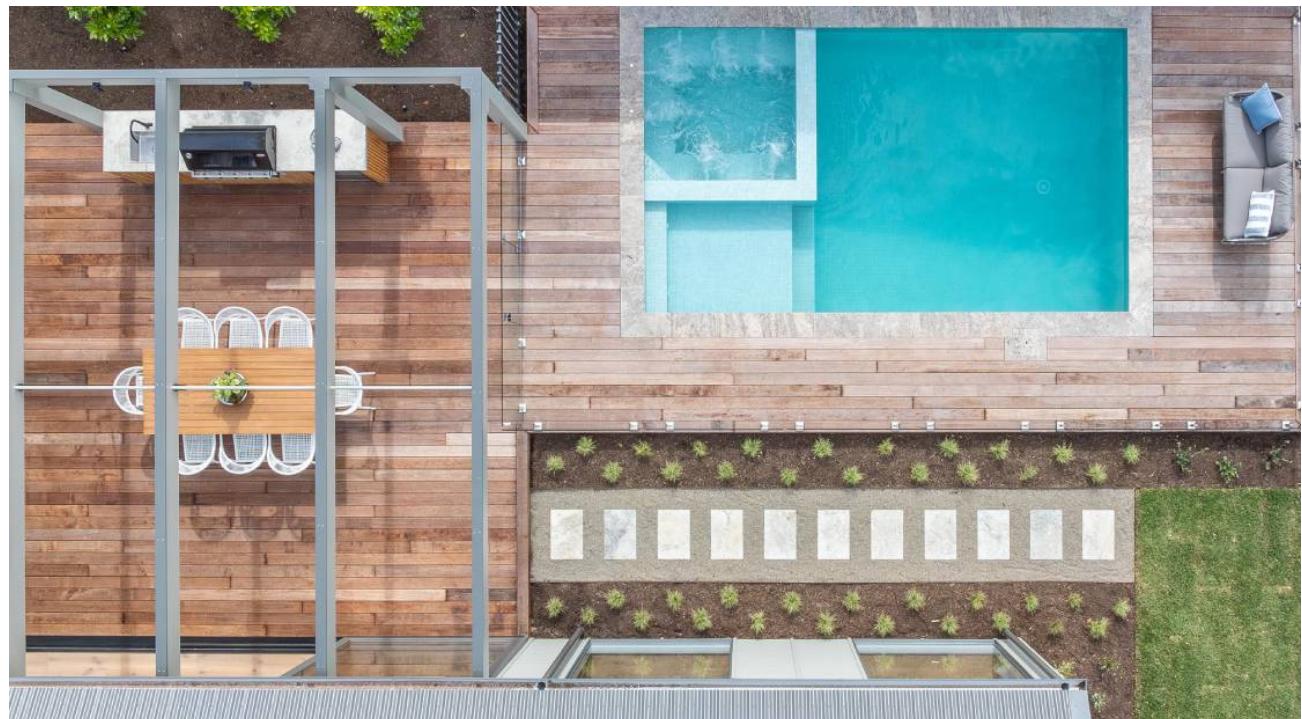
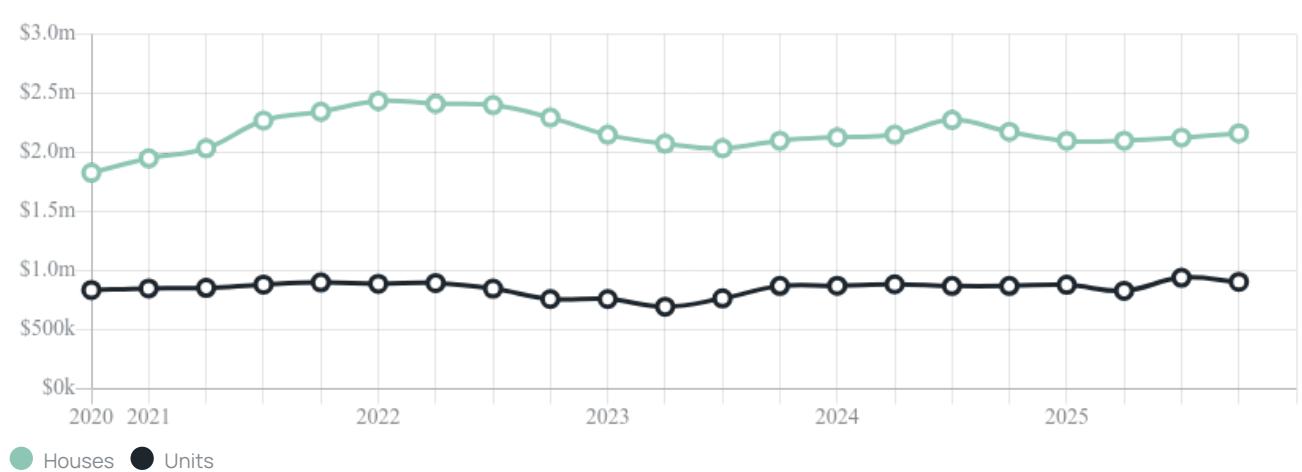
Quarterly price change
1.76% 

Median unit price¹

Median
\$905k

Quarterly price change
-3.72% 

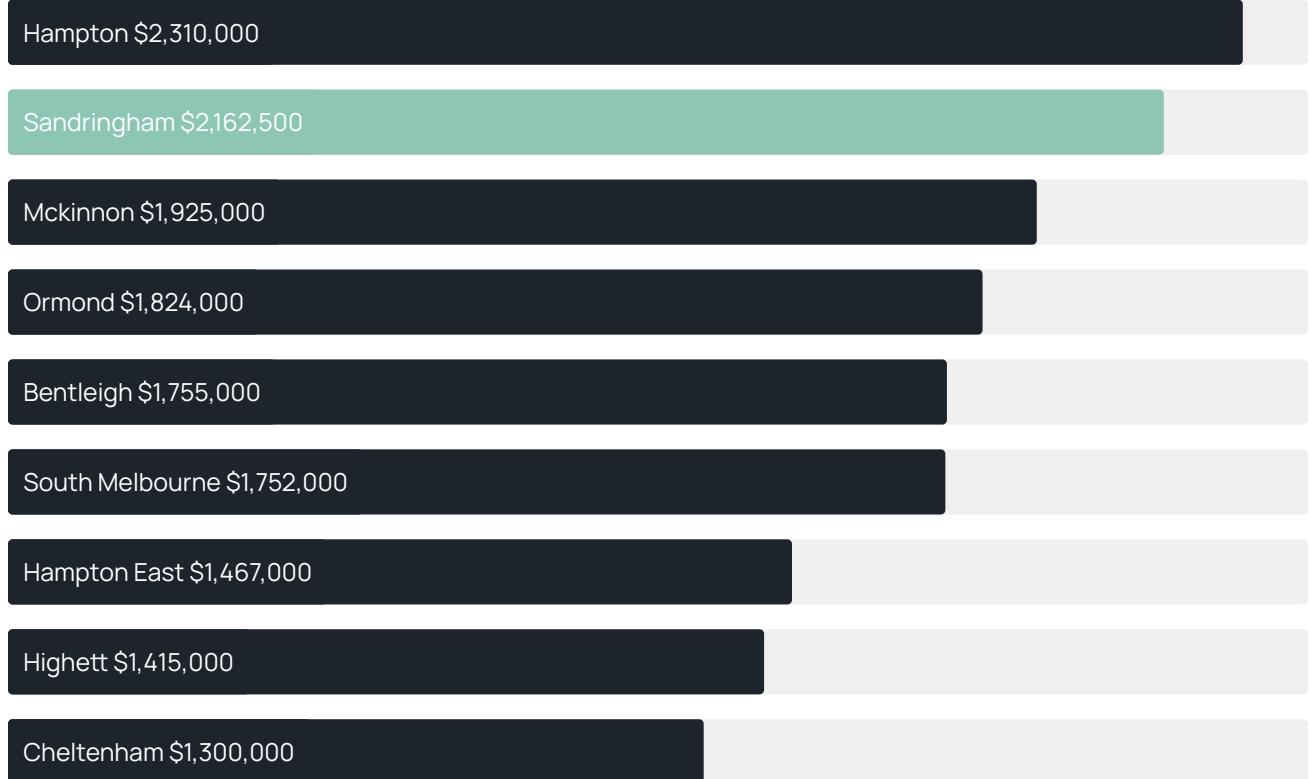
Quarterly price change¹



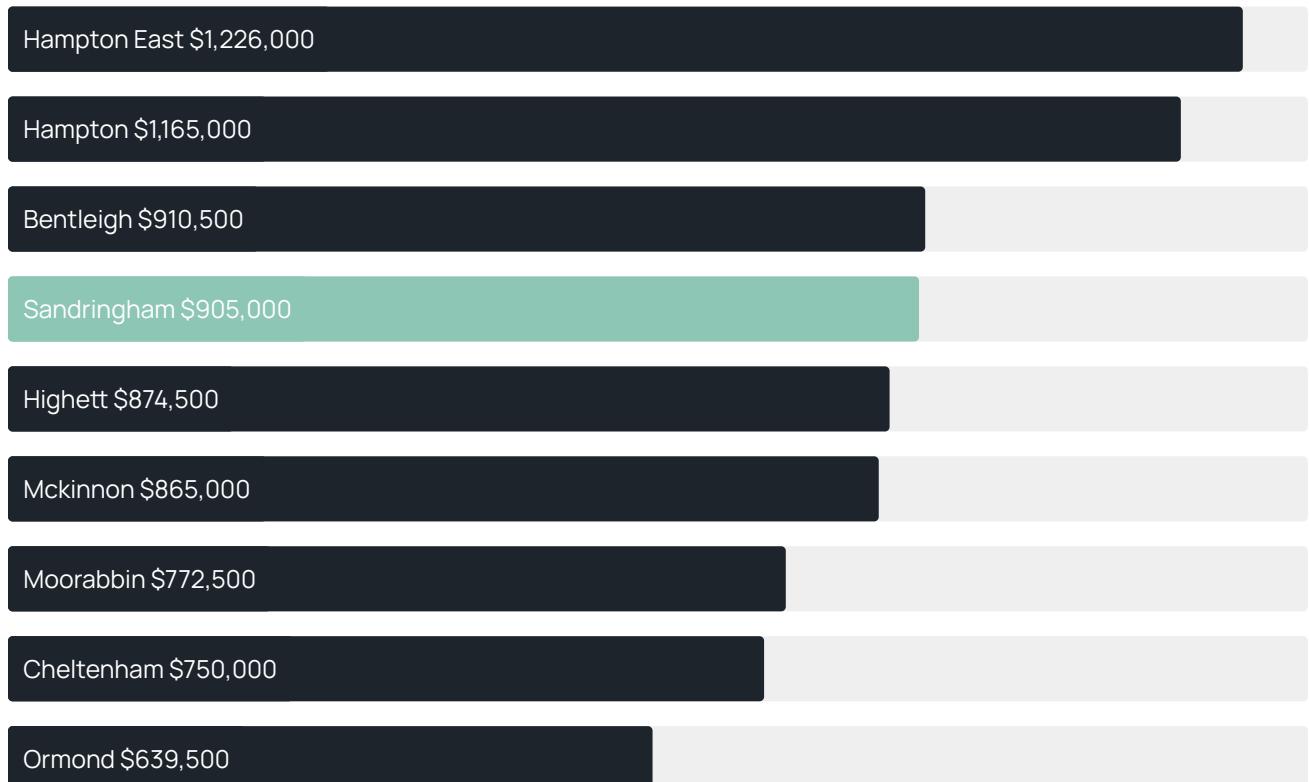
Surrounding Suburbs

SANDRINGHAM SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

SANDRINGHAM SUBURB REPORT

Sale method²



● Auction 25%
● Private 75%

Auction clearance rate³

66.67%

Median days on market³

40 days

Jellis Craig average inspection attendance per listing⁴

40 groups

Average hold period¹

7.2 years

Insights

Dwelling type⁵



● Houses 50% ● Units 50%

Ownership⁵



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

Population⁵

10,926

Median asking rent¹

\$1,000 per week

Population growth⁵

6.69%

Rental yield¹

2.29%

Median age⁵

47 years

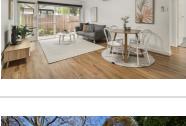
Median household size⁵

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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/245 Bluff Rd Sandringham	3	Unit	\$1,135,000	29 Jan 2026
 1/97 Bay Rd Sandringham	2	House	\$945,000	18 Jan 2026
 324/222 Bay Rd Sandringham	2	Apartment	\$535,000	09 Jan 2026
 38 Kenneth St SANDRINGHAM	4	House	\$2,010,000	09 Jan 2026
 4/200 Bluff Rd Sandringham	2	Unit	\$935,000	03 Jan 2026
 113/214 Bay Rd Sandringham	2	Apartment	\$677,500	22 Dec 2025
 1/45 Abbott St Sandringham	2	Unit	\$535,000	19 Dec 2025
 68 Spring St Sandringham	5	House	\$1,800,000	14 Dec 2025
 120/216 Bay Rd Sandringham	2	Apartment	\$825,000	12 Dec 2025
 309/220 Bay Rd Sandringham	2	Apartment	\$536,000	11 Dec 2025

Sold Properties

SANDRINGHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/16 Collingwood St Sandringham	2	Unit	\$915,000	09 Dec 2025
 113/218 Bay Rd Sandringham	1	Unit	\$370,000	08 Dec 2025
 22 Piper Pl Sandringham	2	Flat/Unit/Apartment	\$1,299,000	03 Dec 2025
 99a Vincent St Sandringham	3	House	\$1,642,000	03 Dec 2025
 18 Piper Pl Sandringham	3	Flat/Unit/Apartment	\$1,299,000	02 Dec 2025
 4 Abbott St Sandringham	3	House	\$3,200,000	29 Nov 2025
 7/42 Edward St Sandringham	2	Flat/Unit/Apartment	\$902,500	27 Nov 2025
 315/218 Bay Rd Sandringham	2	Apartment	\$525,000	25 Nov 2025
 105/12 Trentham St Sandringham	3	Apartment	\$1,745,000	24 Nov 2025
 75b Abbott St Sandringham	4	Townhouse	\$1,980,000	23 Nov 2025

Sold Properties

SANDRINGHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/249 Bluff Rd Sandringham	3	Townhouse	\$1,198,000	22 Nov 2025
 10/9 Waltham St Sandringham	2	Apartment	\$760,000	22 Nov 2025
 88 Sandringham Rd Sandringham	4	House	\$2,500,000	21 Nov 2025
 3/6 Fernhill Rd Sandringham	2	Flat/Unit/Apartment	\$690,000	21 Nov 2025
 620/222 Bay Rd Sandringham	2	Apartment	\$590,000	21 Nov 2025
 10/6 Fernhill Rd Sandringham	3	Apartment	\$1,315,000	18 Nov 2025
 1/3 Reno Rd Sandringham	2	House - Duplex (Semi-detached)	\$927,500	18 Nov 2025
 402/220 Bay Rd Sandringham	2	Apartment	\$695,000	16 Nov 2025
 13/39-41 Abbott St Sandringham	2	Apartment	\$630,000	16 Nov 2025
 5/56 Edward St Sandringham	3	Unit	\$1,235,000	08 Nov 2025



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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 01/02/2026

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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