



Sandringham

Suburb Report



Your connection to property insights



JellisCraig

SANDRINGHAM SUBURB REPORT

Median house price¹

Median

\$2.30m

Quarterly price change

5.14% ↑

Median unit price¹

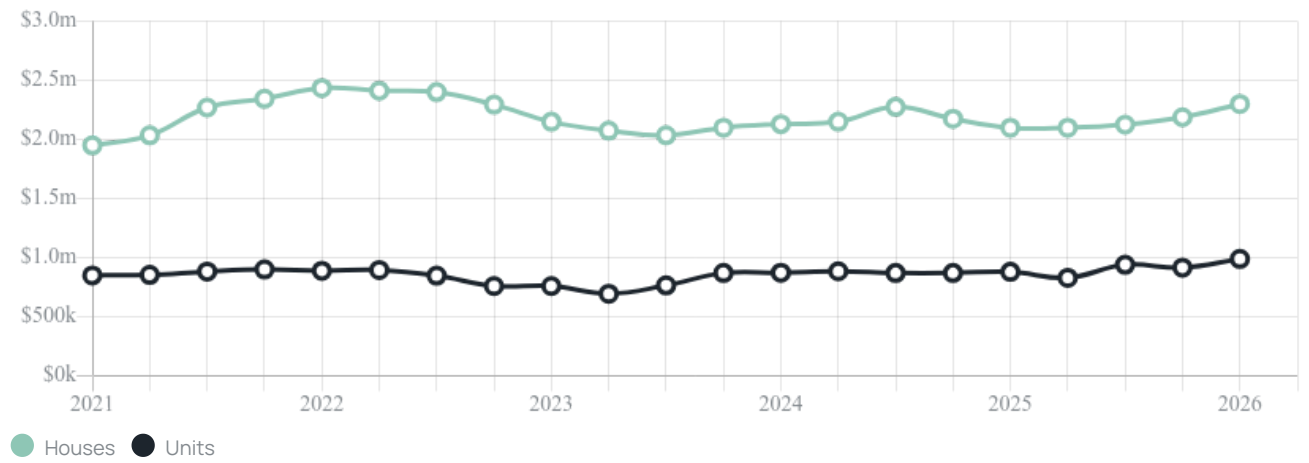
Median

\$989k

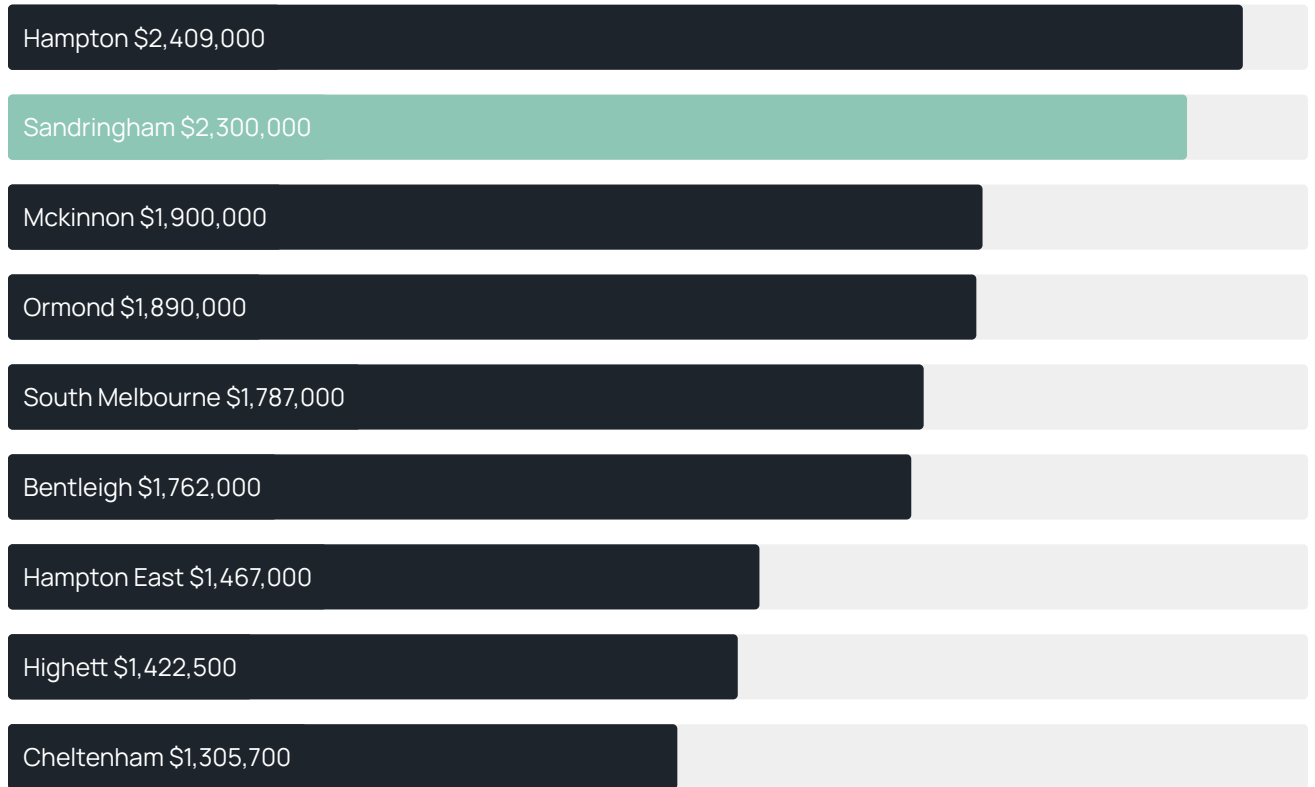
Quarterly price change

8.03% ↑

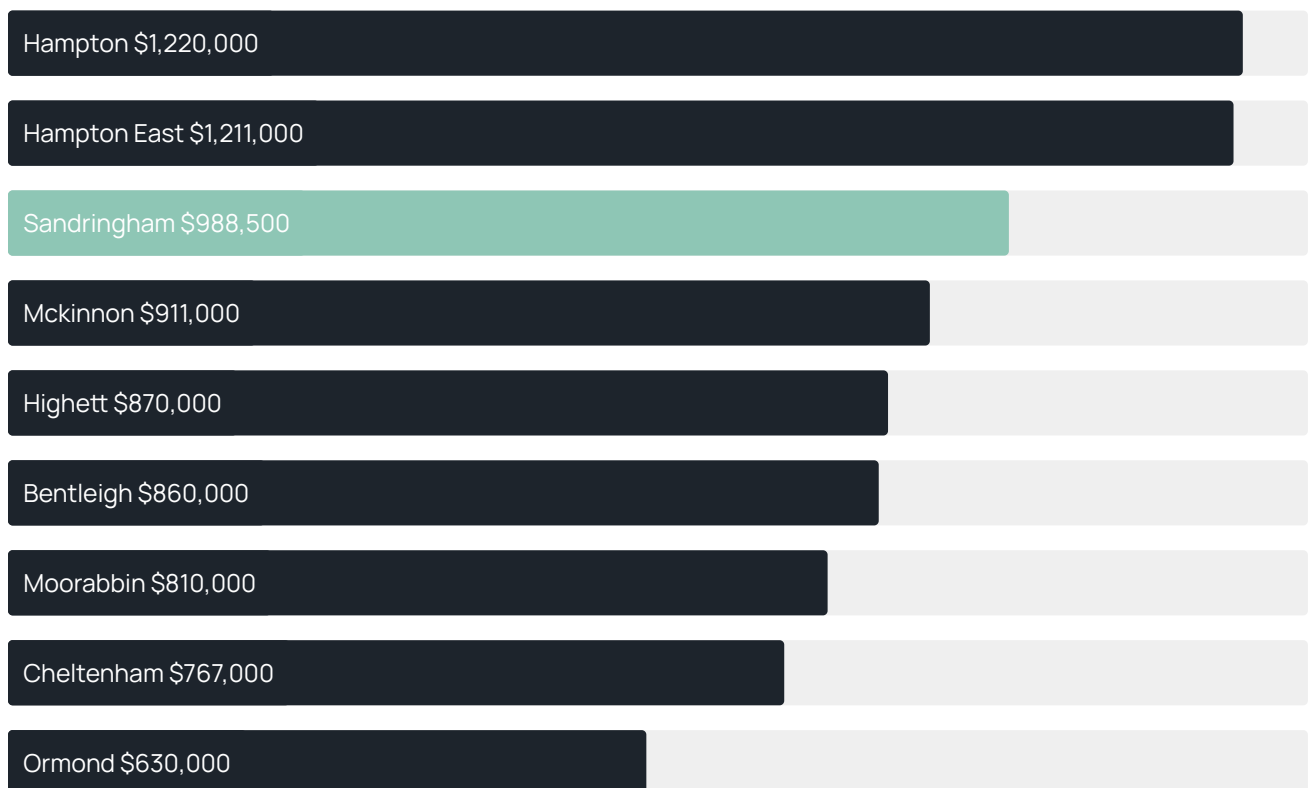
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

64.29%

Median days on market³

33 days

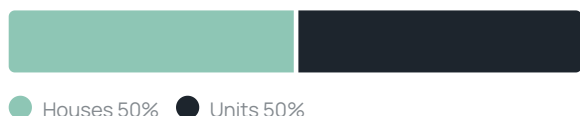
Jellis Craig average inspection attendance per listing⁴

33 groups

Average hold period¹

7.2 years

Dwelling type⁵



Ownership⁵



Population⁵

10,926

Median asking rent¹

\$1,200 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 17 Susan St Sandringham	3	House	\$1,900,000	30 May 2026
 128 Bay Rd Sandringham	5	House	\$2,625,000	30 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
 1/273 Bluff Rd Sandringham	2	Unit	\$840,000	08 May 2026
 117/220 Bay Rd Sandringham	2	Apartment	\$667,500	06 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	Strata Unit/Flat	\$448,000	23 Apr 2026

SANDRINGHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 240/218 Bay Rd Sandringham	1	Apartment	\$335,000	22 Apr 2026
 123a Abbott St Sandringham	3	House	\$1,470,500	18 Apr 2026
 5/55 Royal Av Sandringham	3	Unit	\$1,650,000	15 Apr 2026
 366/226 Bay Rd Sandringham	2	Apartment	\$745,000	13 Apr 2026
 2/2 Mclauchlin Av Sandringham	3	Townhouse	\$1,190,000	11 Apr 2026
 3/9 Waltham St Sandringham	2	Apartment	\$860,000	09 Apr 2026
 20/22 Abbott St Sandringham	2	Apartment	\$595,000	09 Apr 2026
 303/1 Aberdeen Rd Sandringham	3	Strata Unit/Flat	\$665,000	08 Apr 2026
 1/1 Aberdeen Rd Sandringham	1	Strata Unit/Flat	\$800,000	07 Apr 2026
 6/53 Abbott St Sandringham	2	Unit	\$835,000	01 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 5/109 Abbott St Sandringham	1	House	\$1,820,000	31 Mar 2026
 5/241 Bluff Rd Sandringham	3	Townhouse	\$1,212,000	31 Mar 2026
 2/241 Bluff Rd Sandringham	3	Townhouse	\$1,210,000	26 Mar 2026
 1/1 George St Sandringham	3	Flat/Unit/Apartment	\$660,000	22 Mar 2026
 2/4 Raith Av Sandringham	3	Villa	\$1,410,000	21 Mar 2026
 7/76 Bay Rd Sandringham	2	Apartment	\$575,000	20 Mar 2026
 11a George St Sandringham	4	Flat/Unit/Apartment	\$1,450,000	18 Mar 2026
 8b Green Pde Sandringham	4	Townhouse	\$1,950,000	15 Mar 2026
 4/78 Bay Rd Sandringham	4	Flat/Unit/Apartment	\$1,165,000	13 Mar 2026
 203/6 Fernhill Rd Sandringham	3	Apartment	\$1,720,000	13 Mar 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 01/06/2026

- 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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