



Sandringham

Suburb Report



Your connection to property insights



JellisCraig

SANDRINGHAM SUBURB REPORT

Median house price¹

Median

\$2.16m

Quarterly price change

1.76% ↑

Median unit price¹

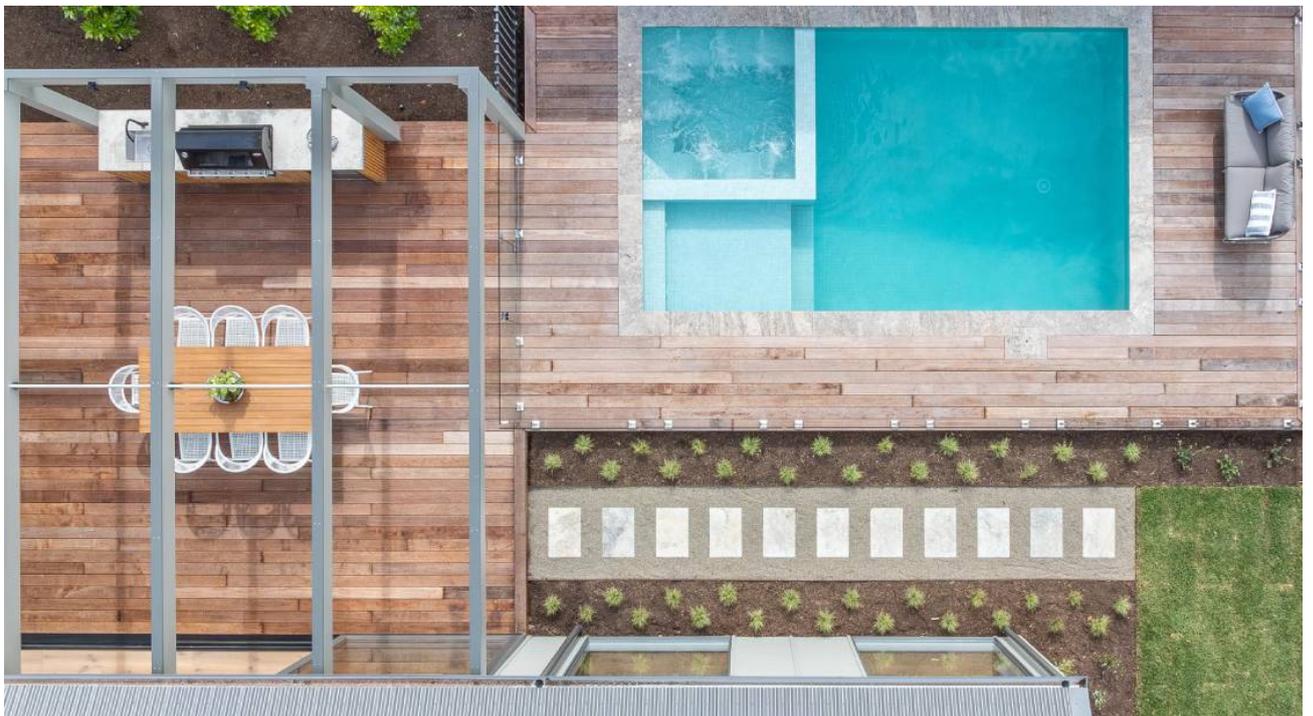
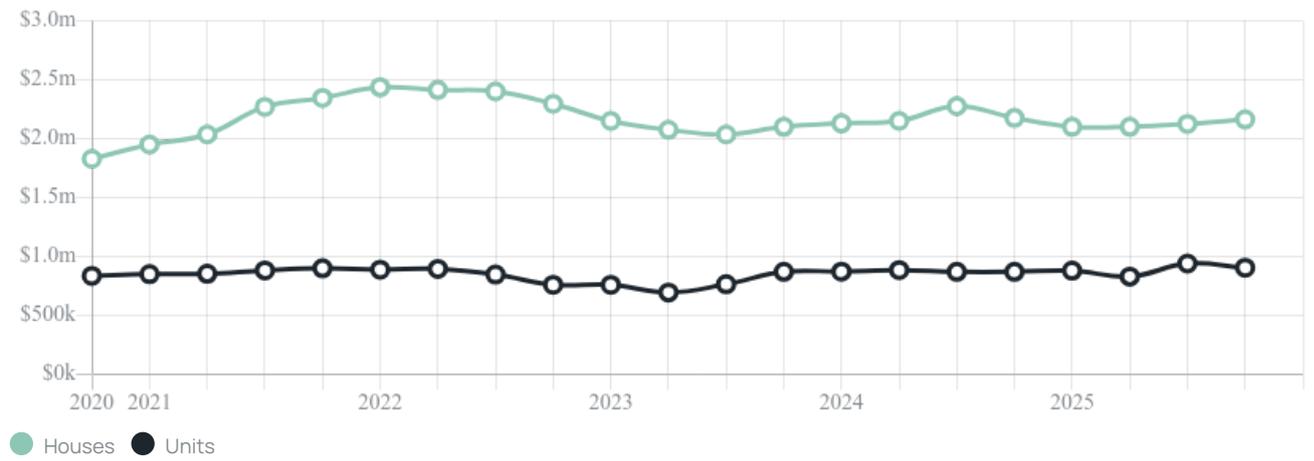
Median

\$905k

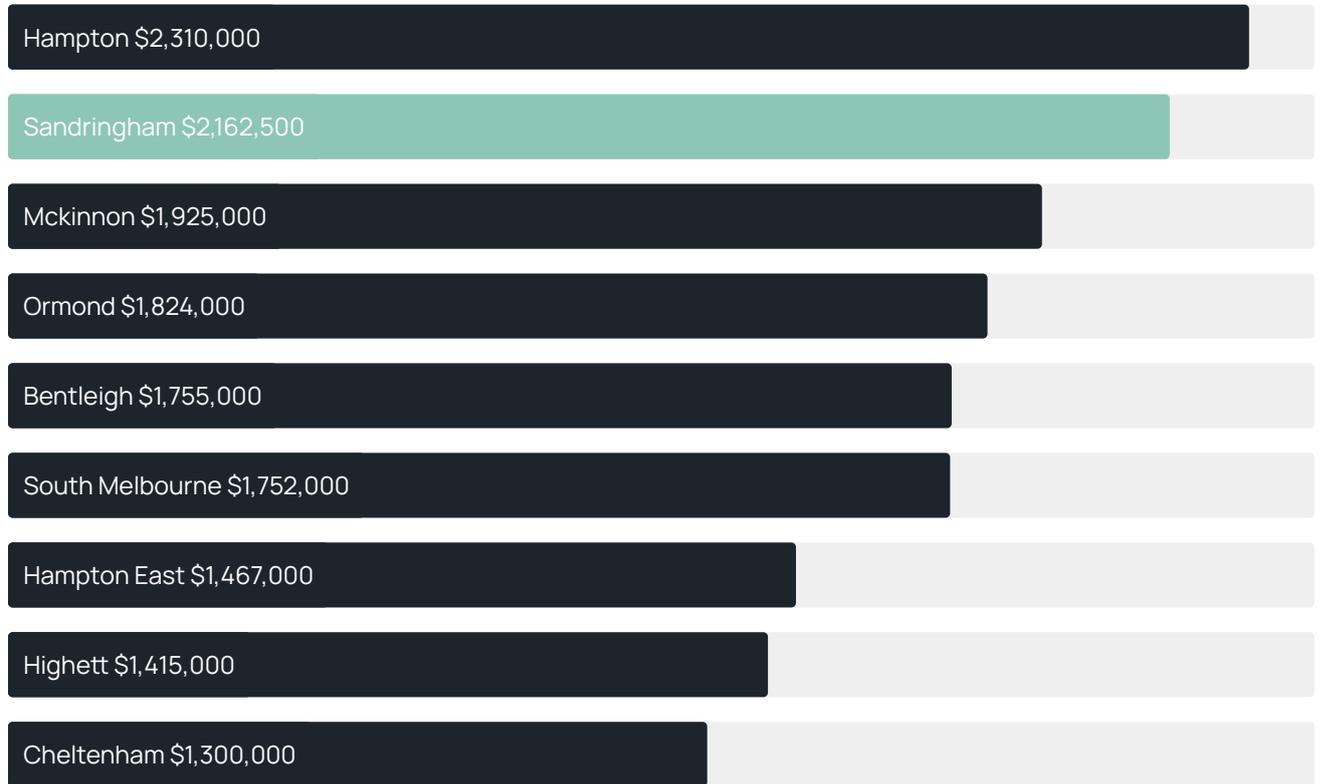
Quarterly price change

-3.72% ↓

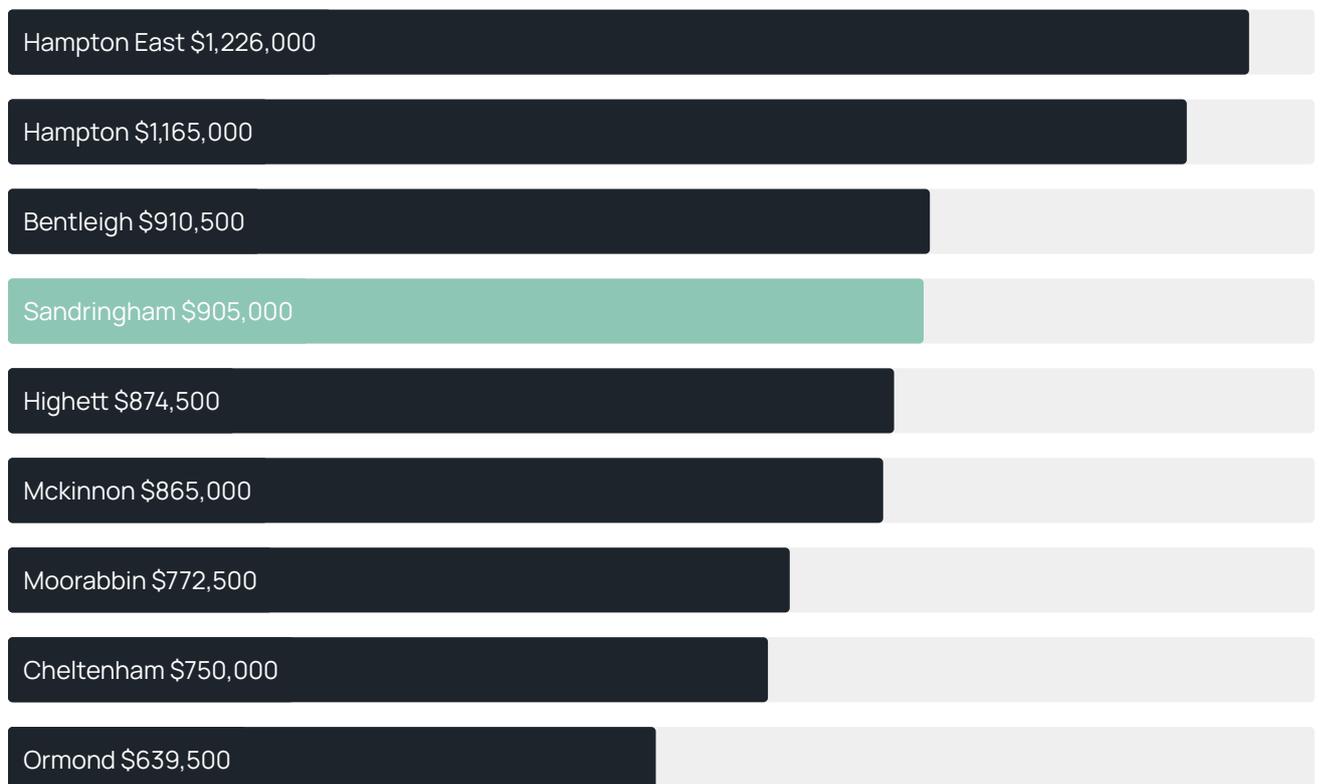
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



Auction clearance rate³

75%

Median days on market³

37 days

Jellis Craig average inspection attendance per listing⁴

37 groups

Average hold period¹

7.2 years

Dwelling type⁵



Ownership⁵



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 jellisraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------------------------------|-------------|-------------|
|  114/222 Bay Rd Sandringham | 1 | Apartment | \$465,000 | 23 Feb 2026 |
|  4/172 Bay Rd Sandringham | 2 | Unit | \$935,000 | 21 Feb 2026 |
|  1/65 Sandringham Rd Sandringham | 2 | House | \$1,390,000 | 21 Feb 2026 |
|  40 Grange Rd Sandringham | 3 | House | \$1,635,000 | 21 Feb 2026 |
|  1/8 Minnie St Sandringham | 3 | Townhouse | \$1,230,000 | 21 Feb 2026 |
|  110/214b Bay Rd Sandringham | 2 | Subdivided Flat - Single OYO Flat | \$675,000 | 22 Jan 2026 |
|  1/245 Bluff Rd Sandringham | 3 | Unit | \$1,135,000 | 20 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 |

SANDRINGHAM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|------------------|-------------|-------------|
|  4/200 Bluff Rd Sandringham | 2 | Unit | \$935,000 | 03 Jan 2026 |
|  103/13 George St Sandringham | 1 | Strata Unit/Flat | \$465,000 | 02 Jan 2026 |
|  104/13 George St Sandringham | 1 | Strata Unit/Flat | \$445,000 | 28 Dec 2025 |
|  113/214 Bay Rd Sandringham | 2 | Apartment | \$677,500 | 22 Dec 2025 |
|  102/13 George St Sandringham | 1 | Apartment | \$439,500 | 19 Dec 2025 |
|  22 Cowper St Sandringham | 3 | House | \$1,850,000 | 19 Dec 2025 |
|  1/45 Abbott St Sandringham | 2 | Unit | \$535,000 | 19 Dec 2025 |
|  27 Fernhill Rd Sandringham | 4 | House | \$3,100,000 | 17 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 |

SANDRINGHAM SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------|-------------|-------------|
|  309/220 Bay Rd Sandringham | 2 | Apartment | \$536,000 | 11 Dec 2025 |
|  2/16 Collingwood St Sandringham | 2 | Unit | \$915,000 | 09 Dec 2025 |
|  113/218 Bay Rd Sandringham | 1 | Unit | \$370,000 | 08 Dec 2025 |
|  2/6 Sandringham Rd Sandringham | 2 | Unit | \$1,030,000 | 05 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 |



Jellis Craig Bentleigh

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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 01/03/2026

- 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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