



Sandringham

Suburb Report



Your connection to property insights



JellisCraig

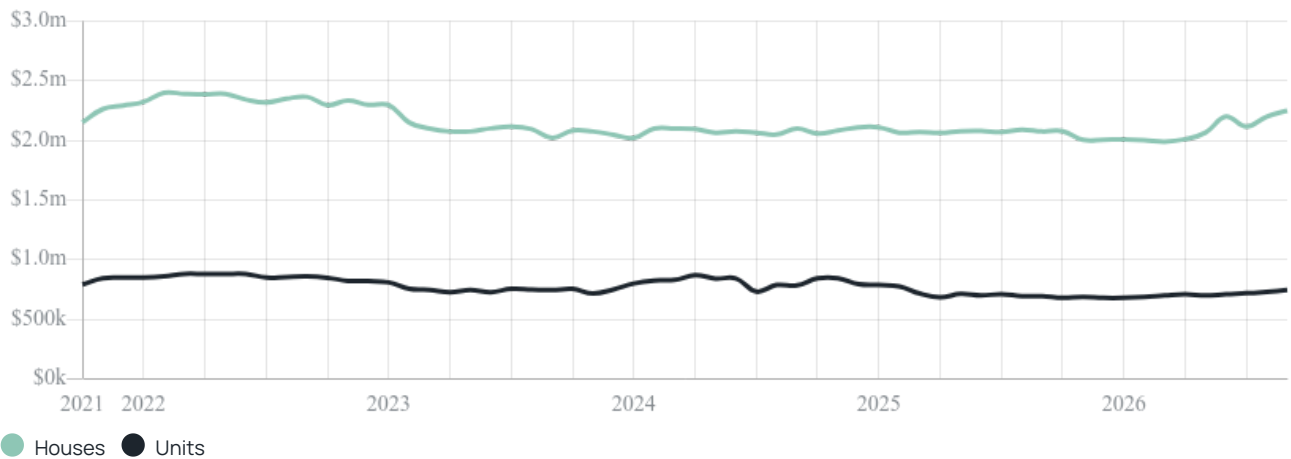
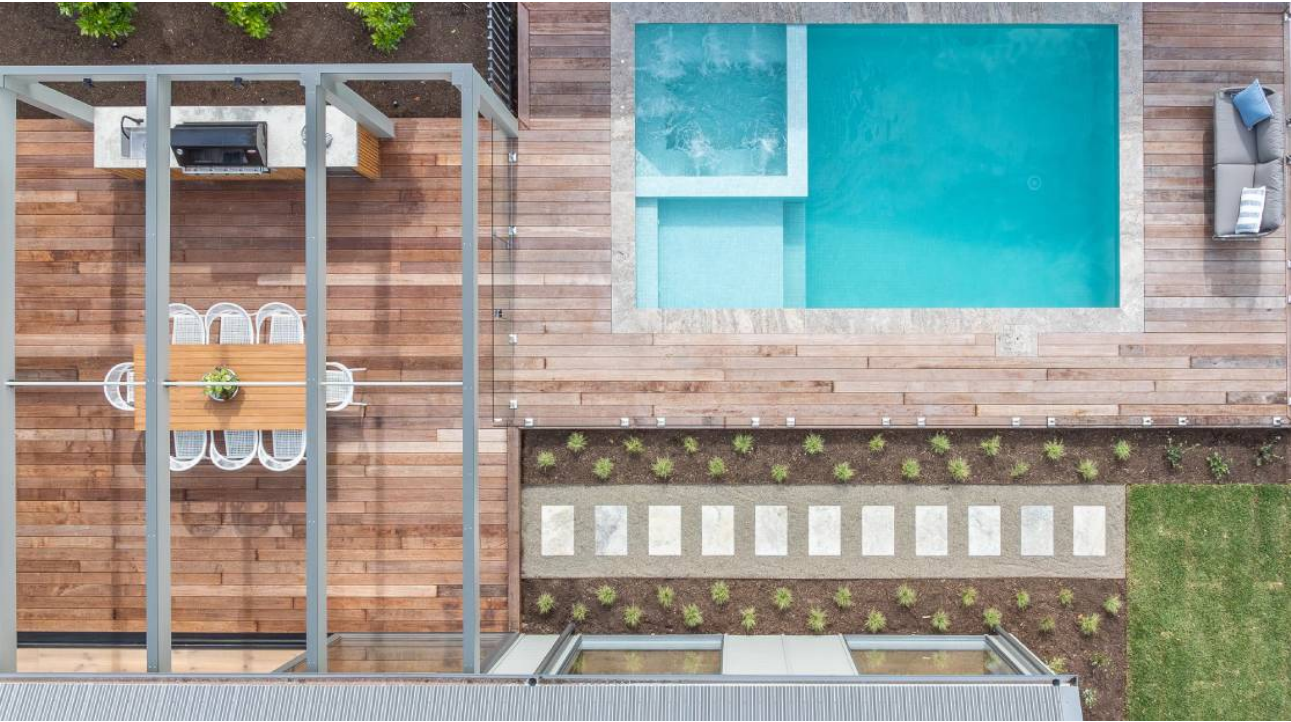
SANDRINGHAM SUBURB REPORT

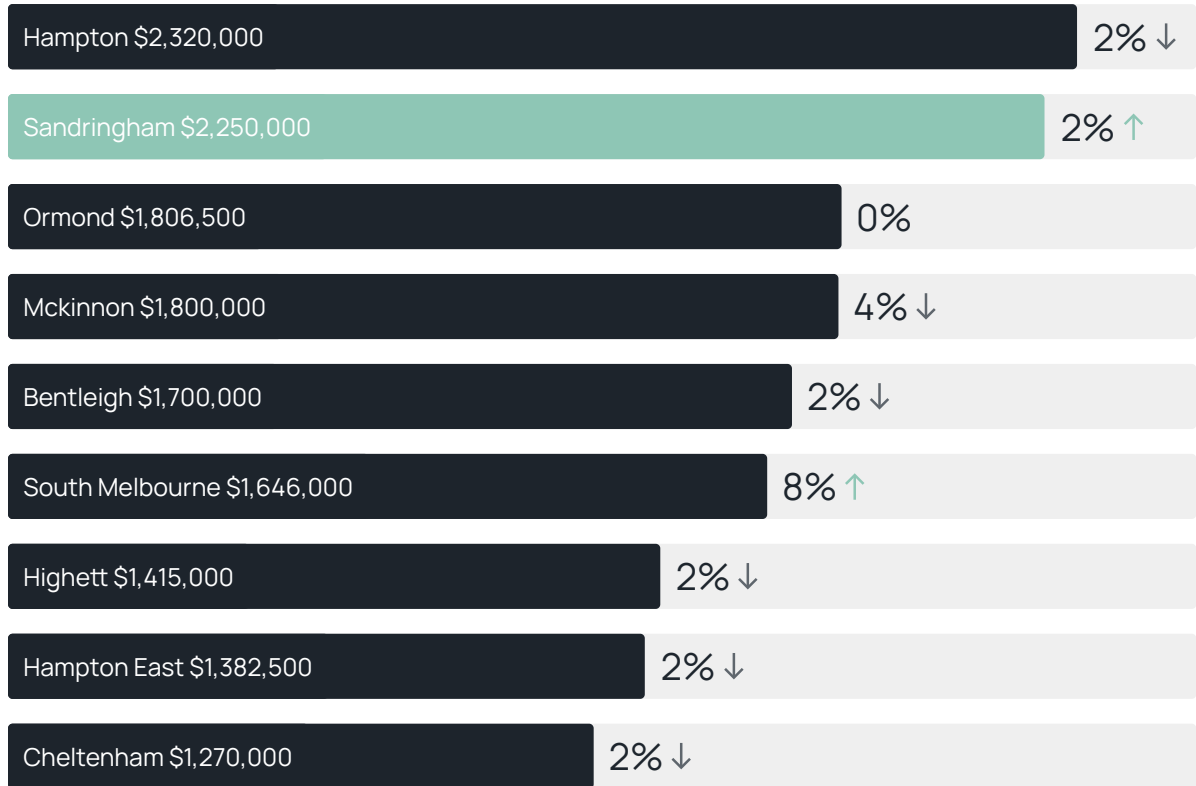
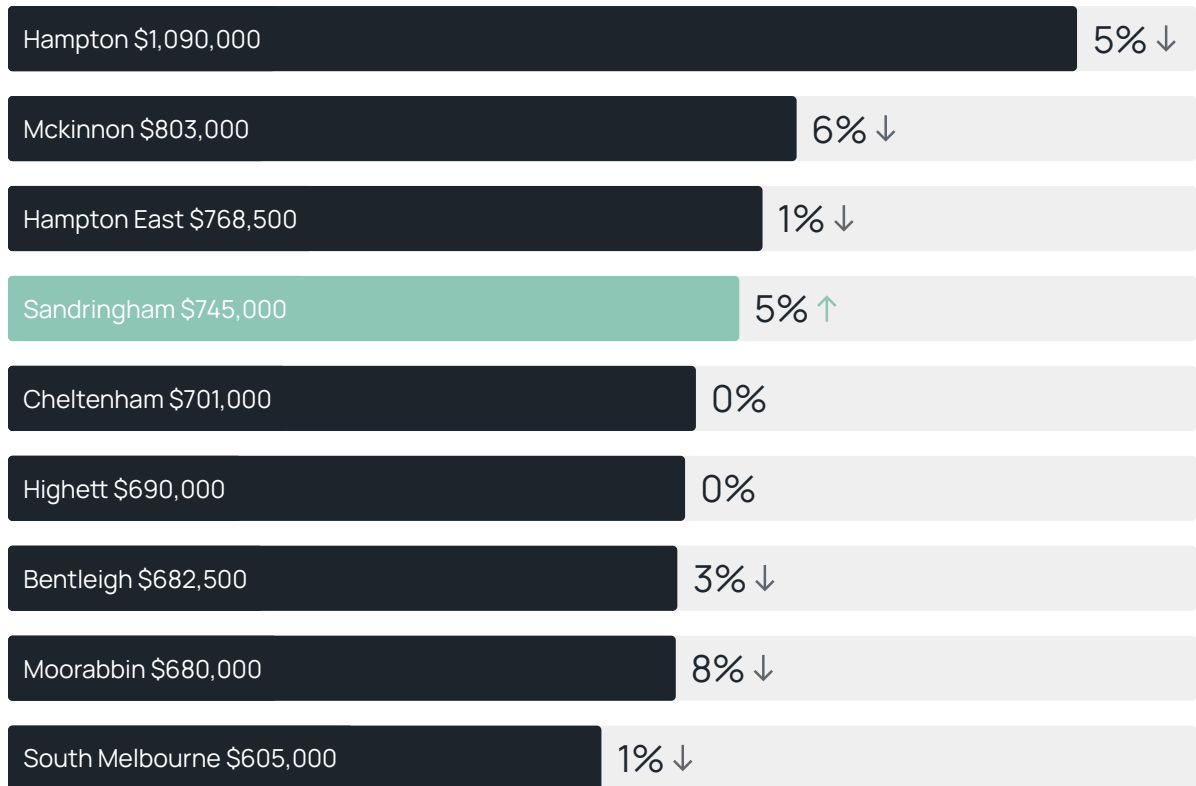
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$2.25m	2.27% ↑	\$745k	1.89% ↑

Sandringham monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 24%
● Private 76%

Auction clearance rate⁴

45%

Median days on market⁵

House

Unit

33 days

44 days

Jellis Craig average inspection attendance per listing⁶

33 groups

Average hold period¹

House

Unit

14.4 years

12.8 years

Dwelling type⁷

● Houses 65% ● Units 35%

Ownership⁷

● Owned outright 41% ● Mortgaged 33% ● Rented 26%

Population⁷

10,926

Population growth⁷

6.69%

Median age⁷

47 years

Median household size⁷

2.4 people

Median asking rent per week¹

House

Unit

\$1,173

\$610

Rental yield⁸

House

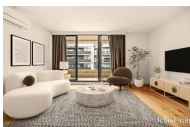
Unit

2.98%

4.28%

Recent Sandringham sales⁵

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
 200/222 Bay Road Sandringham	1	Apartment	\$420,000	29 Oct 2026
 109/15-25 George Street Sandringham	1	Retire	Undisclosed	26 Oct 2026
 207/252 Bay Road Sandringham	1	Apartment	\$355,000	21 Oct 2026
 2/4 Cooke Street Sandringham	3	Unit	\$1,285,000	20 Oct 2026
 1/33-35 Melrose Street Sandringham	4	Apartment	\$1,400,000	17 Oct 2026
 124/226 Bay Road Sandringham	2	Apartment	\$580,000	17 Oct 2026
 5 Pellew Street Sandringham	5	House	Undisclosed	16 Oct 2026
 39 Edward Street Sandringham	4	House	\$2,190,000	14 Oct 2026
 8 Medhurst Street Sandringham	3	House	\$2,051,000	14 Oct 2026
 22 McLauchlin Avenue Sandringham	3	House	\$2,175,000	14 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 18 Moor Street Sandringham	4	House	\$2,500,000	07 Oct 2026
 204/13 George Street Sandringham	2	Apartment	\$640,000	03 Oct 2026
 13/170 Beach Road Sandringham	3	Unit	\$1,040,000	01 Oct 2026
 203/218 Bay Road Sandringham	1	Apartment	\$346,200	01 Oct 2026
 202/13 George Street Sandringham	3	Apartment	\$825,000	25 Sep 2026
 315/222 Bay Road Sandringham	1	Apartment	\$410,000	24 Sep 2026
 30/170 Beach Road Sandringham	3	Townhouse	\$1,080,000	18 Sep 2026
 127 Bay Road Sandringham	3	House	Undisclosed	17 Sep 2026
 1/4 Cooke Street Sandringham	3	Townhouse	Undisclosed	15 Sep 2026
 73 Vincent Street Sandringham	5	House	Undisclosed	15 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 15/19 Abbott Street Sandringham	2	Apartment	Undisclosed	11 Sep 2026
 328/218 Bay Road Sandringham	1	Apartment	\$340,000	09 Sep 2026
 29 Sandringham Road Sandringham	3	House	\$1,650,000	09 Sep 2026
 339/226 Bay Road Sandringham	2	Apartment	\$605,000	04 Sep 2026
 103/76 Beach Road Sandringham	3	Apartment	\$1,120,000	01 Sep 2026
 1/5 John Street Sandringham	3	Townhouse	Undisclosed	30 Aug 2026
 65 Fernhill Road Sandringham	4	House	\$2,900,000	29 Aug 2026
 15/86-88 Beach Rd Sandringham	1	Unit	\$395,000	28 Aug 2026
 6A Campbell Street Sandringham	4	Townhouse	Undisclosed	28 Aug 2026
 407/220 Bay Road Sandringham	2	Apartment	\$640,000	25 Aug 2026



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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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