



Sandringham

Suburb Report



Your connection to property insights



JellisCraig

SANDRINGHAM SUBURB REPORT

Median house price¹

Median

\$2.15m

Quarterly price change

2.14% ↑

Median unit price¹

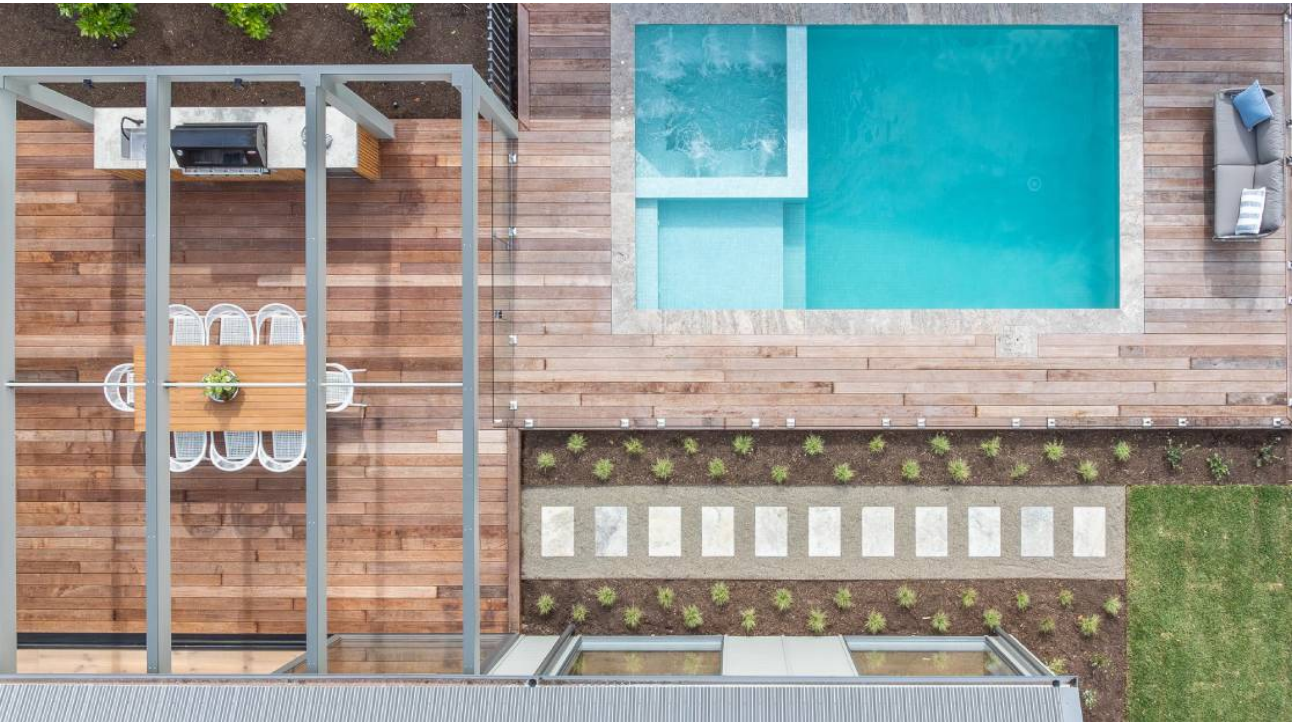
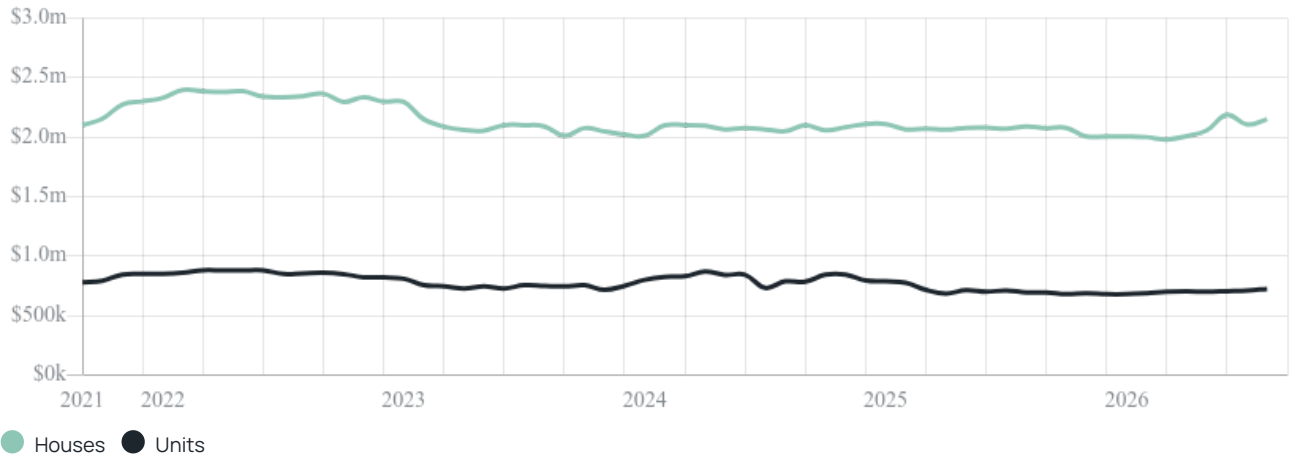
Median

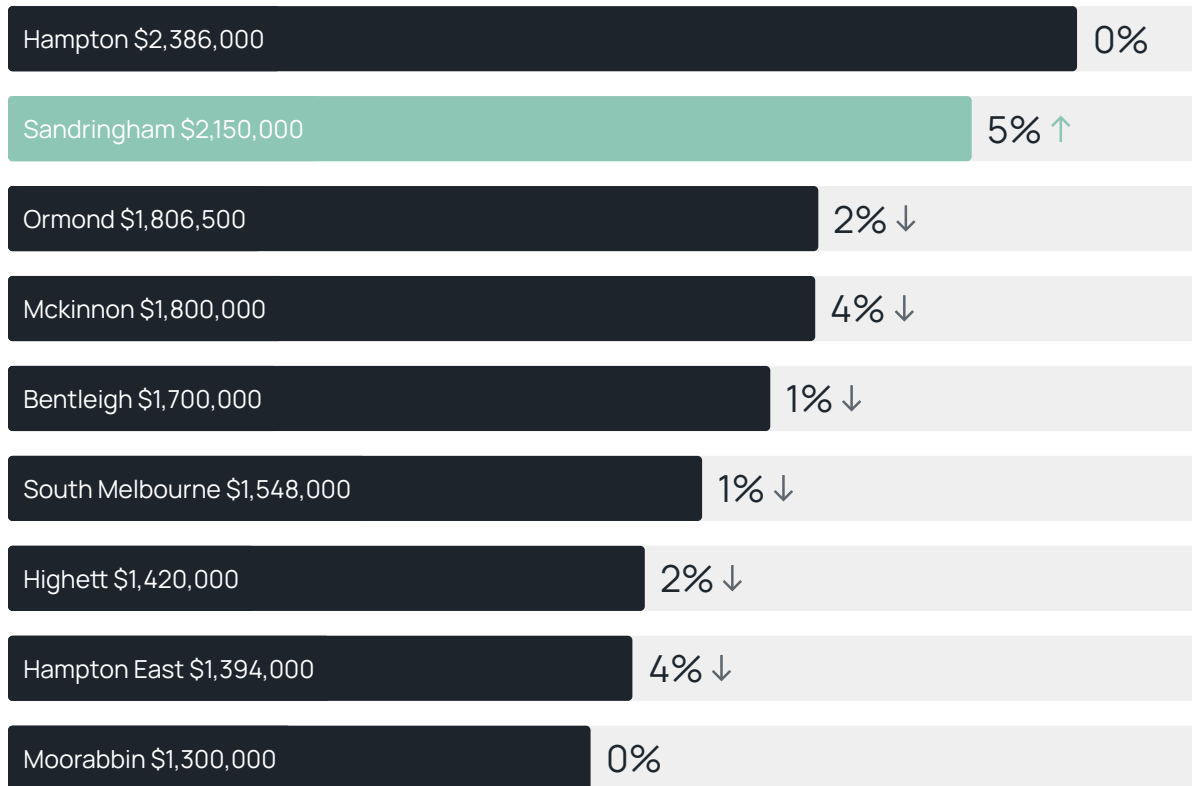
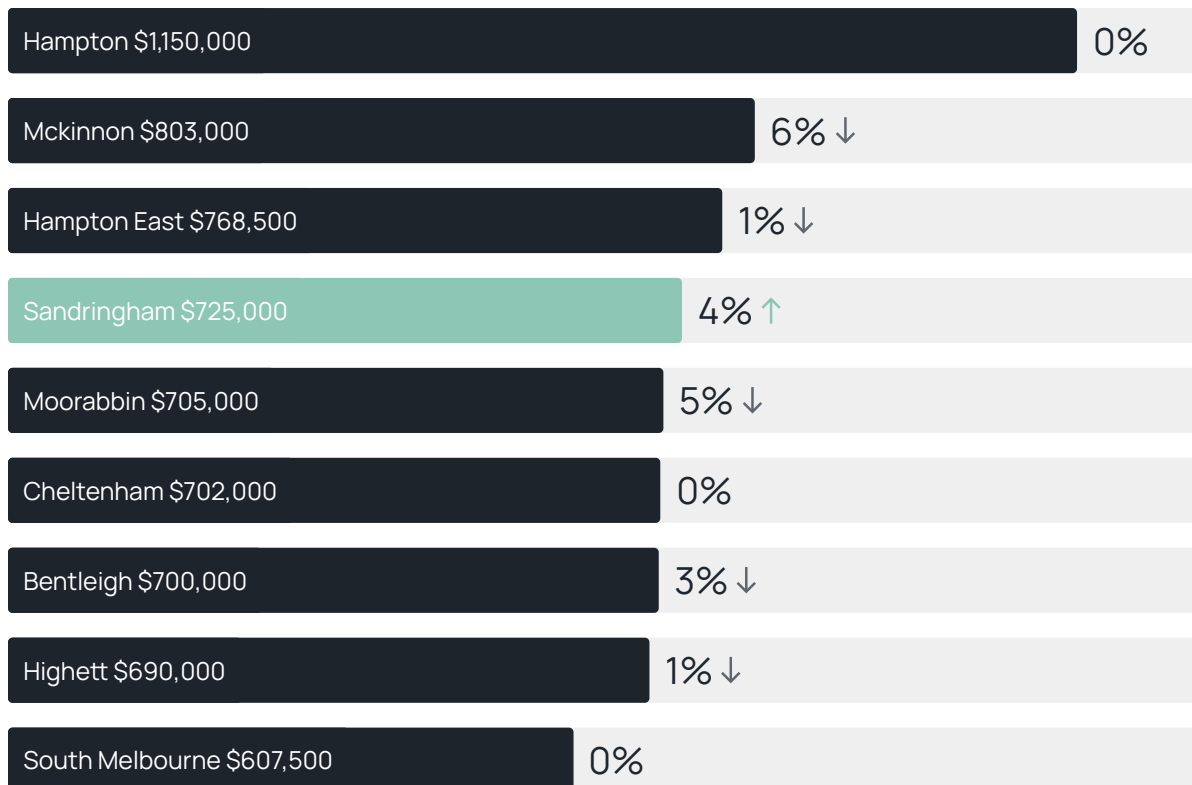
\$725k

Quarterly price change

2.03% ↑

Sandringham quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²Auction clearance rate³

39.13%

Median days on market³

House

Unit

34 days

43 days

Jellis Craig average inspection attendance per listing⁴

38 groups

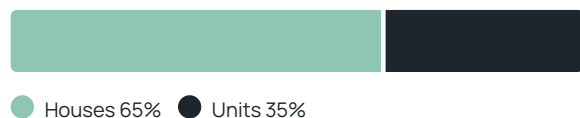
Average hold period¹

House

Unit

14.8 years

12.0 years

Dwelling type⁵Ownership⁵Population⁵

10,926

Median asking rent per week¹

Unit

\$1,195

\$600

Population growth⁵

6.69%

Rental yield¹

House

Unit

2.99%

3.8%

Median age⁵

47 years

Median household size⁵

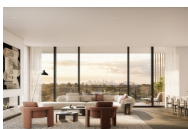
2.4 people

Recent Sandringham sales²

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
 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
 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

SANDRINGHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15/86-88 Beach Rd Sandringham	1	Unit	Undisclosed	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
 312/220 Bay Road Sandringham	2	Apartment	\$615,750	25 Aug 2026
 14 Susan Street Sandringham	3	House	Undisclosed	22 Aug 2026
 13/45 Abbott Street Sandringham	2	Unit	\$570,222	21 Aug 2026
 204/252 Bay Road Sandringham	2	Apartment	\$519,000	21 Aug 2026
 701/212 Bay Road Sandringham	3	Apartment	\$3,100,000	18 Aug 2026
 1B Green Parade Sandringham	4	Townhouse	\$1,765,000	18 Aug 2026
 3/14 Duff Street Sandringham	4	Townhouse	Undisclosed	15 Aug 2026

SANDRINGHAM SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 137 Beach Road Sandringham	3	House	Undisclosed	15 Aug 2026
 3/49-51 Bay Road Sandringham	3	Apartment	\$1,975,000	15 Aug 2026
 33/86-88 Beach Road Sandringham	2	Apartment	Undisclosed	13 Aug 2026
 28 Green Parade Sandringham	4	House	Undisclosed	13 Aug 2026
 14 Sims Street Sandringham	3	Townhouse	\$1,840,000	12 Aug 2026
 7/86-88 Beach Road Sandringham	2	Apartment	Undisclosed	11 Aug 2026
 4 Holloway Road Sandringham	4	House	\$2,365,000	08 Aug 2026
 4/113 Bay Road Sandringham	3	Unit	Undisclosed	08 Aug 2026
 20/39-41 Abbott Street Sandringham	2	Apartment	Undisclosed	07 Aug 2026
 23/49-51 Bay Road Sandringham	3	Apartment	\$2,350,000	06 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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