



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

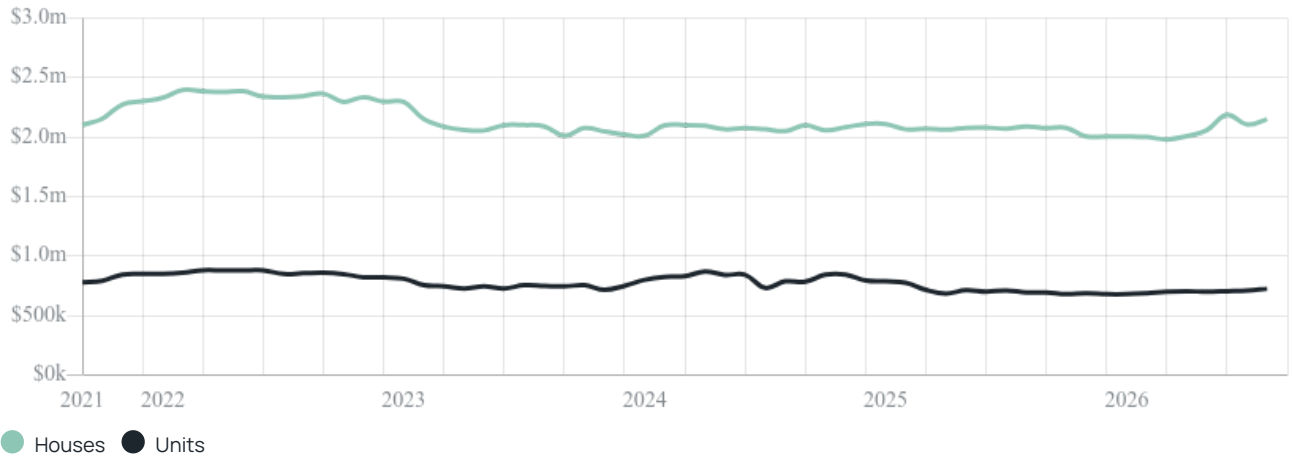
Median

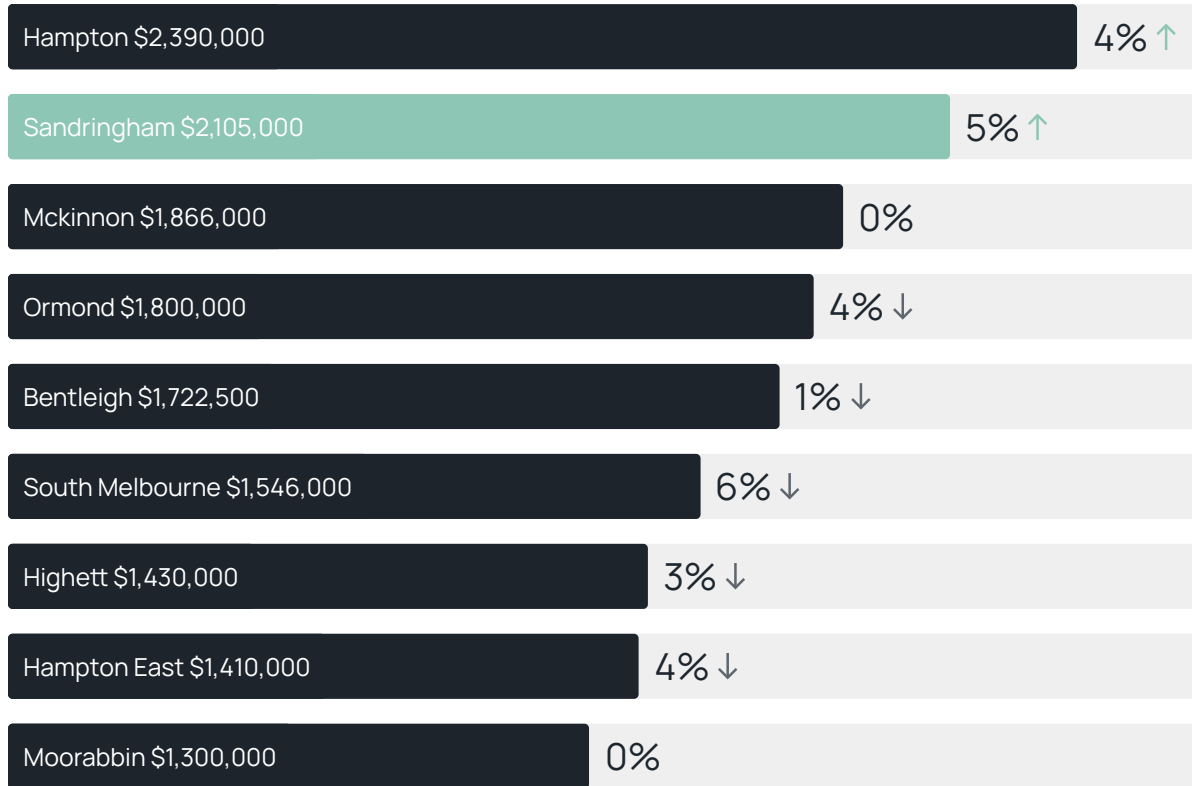
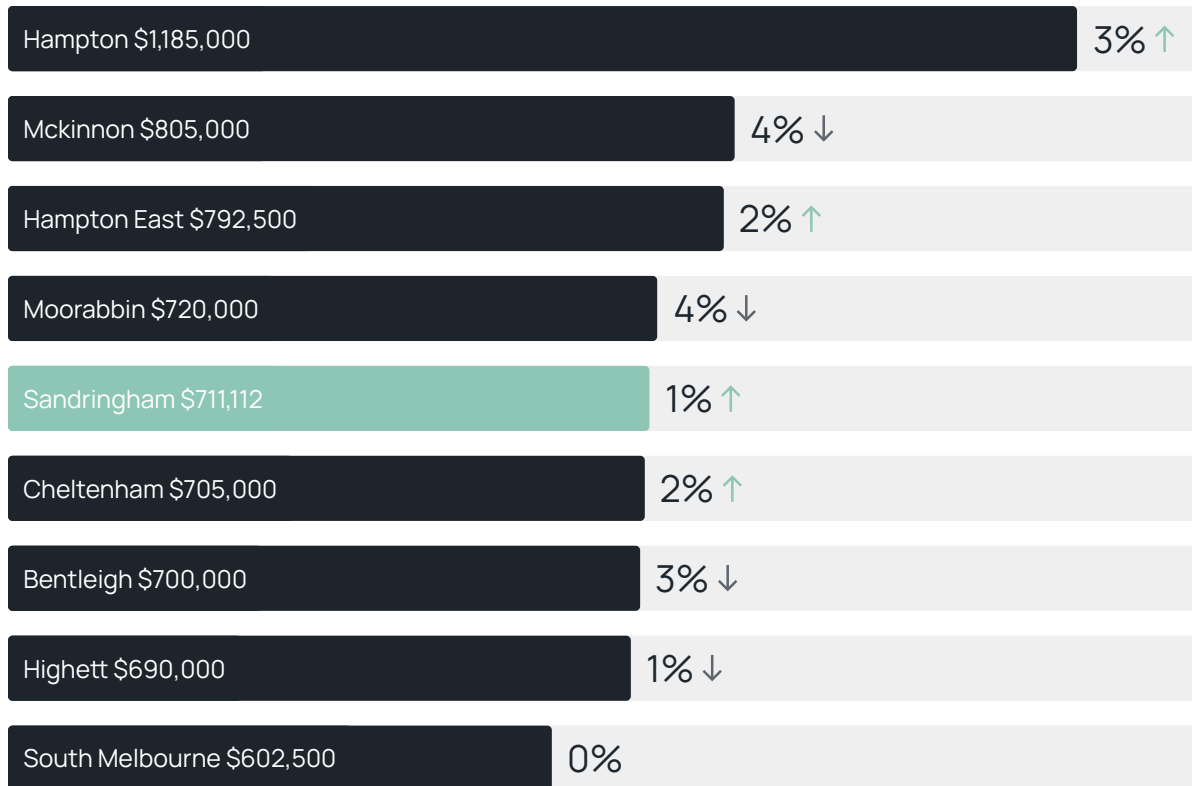
\$725k

Quarterly price change

2.03% ↑

Sandringham quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

41.18%

Median days on market³

House

Unit

32 days

39 days

Jellis Craig average inspection attendance per listing⁴

36 groups

Average hold period¹

House

Unit

15.3 years

11.6 years

Dwelling type⁵

● Houses 65% ● Units 35%

Ownership⁵

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

Population⁵

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

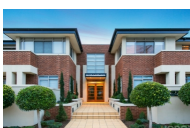
2.4 people

Recent Sandringham sales²

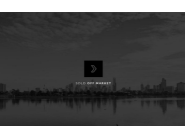
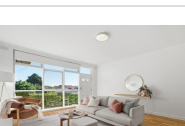
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 65 Fernhill Road Sandringham	4	House	\$2,900,000	29 Aug 2026
 15/86-88 Beach Rd Sandringham	1	Unit	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
 207/15-25 George Street Sandringham	1	Retire	Undisclosed	19 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

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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	Undisclosed	06 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 203/214 Bay Road Sandringham	2	Apartment	\$900,000	06 Aug 2026
 15/1a Fernhill Road Sandringham	2	Townhouse	\$845,000	04 Aug 2026
 9 Spring Street Sandringham	4	House	Undisclosed	03 Aug 2026
 205/15-17 Abbott Street Sandringham	2	Apartment	Undisclosed	30 Jul 2026
 60 Victoria Street Sandringham	4	House	Undisclosed	28 Jul 2026
 2/150 Beach Road Sandringham	2	Apartment	Undisclosed	27 Jul 2026
 3/4 Raith Avenue Sandringham	3	Unit	Undisclosed	25 Jul 2026
 6/273 Bluff Road Sandringham	2	Unit	\$857,500	23 Jul 2026
 8/22A Fernhill Road Sandringham	2	Apartment	Undisclosed	22 Jul 2026
 7/150 Beach Road Sandringham	2	Apartment	Undisclosed	21 Jul 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 01/09/2026

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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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