

Property Valuation Summary

Address: Apartment 31 / 86–88 Beach Road, Sandringham VIC 3191

Type: Townhouse-style apartment (ground floor)

Area: Approx. 176 m² total (116 m² internal + 60 m² courtyard)

Configuration: 2 bedrooms + study | 2 bathrooms | 2 car spaces | 2 storage cages | 2 entrances

Key Strengths Supporting \$1.3m Valuation

- Exceptionally large – almost double the size of typical 2-bed apartments in Sandringham.
- Premium inclusions: 2 bedrooms, 2 bathrooms, 2 car spaces, 2 storage cages, private courtyard, and dual entry.
- Townhouse-style layout offering privacy and coastal living appeal. Direct private street access allows easy entry and convenience — you can bring shopping directly inside, unlike other apartments where residents must walk through long hallways and use the lift.
- Prime Beach Road location – steps from Sandringham Beach and cafés.
- High-quality finishes and natural light throughout.

Market Comparisons (Same Address)

Apartment	Key Details	Sale Price	Notes
1 / 86–88 Beach Rd	2 bed / 1 bath / 2 car 117 m ²	Sold \$1.175 m	Smaller unit Fewer amenities
3 / 86–88 Beach Rd	3 bed / 2 bath / 2 car 105 m ²	Sold \$1.33 m	Includes balcony Compact overall size
31 / 86–88 Beach Rd	2 bed + study / 2 bath 2 car 176 m ²	\$1.3 m For Sale Now	Largest apartment in the complex Private courtyard adds premium value

Valuation Opinion

Considering the apartment's size, premium inclusions, and direct comparison with recent sales in the same complex: **Fair Market Range:** AUD 1.25 – 1.35 million **Listed Price:** AUD 1.3 million (for sale now) **Upside Potential:** Up to AUD 1.4 million if premium courtyard value is recognised by buyers

Conclusion

The listing price of AUD 1.3 million is well justified by the property's size, quality, and location. Its townhouse character and private courtyard make it one of the most desirable residences on Beach Road. Highlighting its 176 m² total area, outdoor living, and dual access will help achieve the full market potential.