Project report: Loam House

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

Loam House is listed as under construction in Sandringham, Victoria, Melbourne, Australia, by Auyin Property Development. The handover date on record is mid-2027. No permit number is published. Transparency score: 50 of 100. Not yet reviewed by Kolaboro (added 25 Nov 2026). Last checked 25 Nov 2026.

Key facts

Developer: Auyin Property Development
source: https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191

Location: Sandringham, Victoria, Melbourne, Australia
source: https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191

Stage: under construction
source: https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191

Handover on record: mid-2027
source: https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191

Permit or licence number: not published

Price from: AUD 850,000 - 3,100,000
source: https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191

Payment plan: not published

Last checked: 25 Nov 2026

Page we read:
https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191

Transparency checklist

Transparency score: 50 of 100

[x] Developer identified by legal name: Legal name: AUYIN PROPERTY DEVELOPMENT PTY LTD, ABN 17 119 204 232 (ABN Lookup, VIC 3191)

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: mid-2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/loam-house-sandringham/

Sources

https://www.apartments.com.au/new-apartments/loam-house-212-bay-road-sandringham-vic-3191
https://foreigninvestment.gov.au/news-and-reports/news/changes-foreign-purchases-established-dwellings
https://abr.business.gov.au/Search/ResultsActive?SearchText=Auyin+Property+Development

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/loam-house-sandringham/

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