

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/245 Bluff Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,200,000

Median sale price

Median price

\$935,500

Property Type

Unit

Suburb

Sandringham

Period - From

01/07/2025

to

30/09/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/40 Bayview Cr BLACK ROCK 3193	\$1,130,000	26/11/2025
2	2/249 Bluff Rd SANDRINGHAM 3191	\$1,198,000	22/11/2025
3	2/126 Thomas St HAMPTON 3188	\$1,207,500	16/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/12/2025 13:06

1/245 Bluff Road, Sandringham Vic 3191



Nick Jones
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0421839425
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Indicative Selling Price

\$1,200,000

Median Unit Price

September quarter 2025: \$935,500



3 2 2

Property Type:

Land Size: 357 sqm approx

Agent Comments

Comparable Properties



3/40 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

3 1 2

Price: \$1,130,000

Method: Private Sale

Date: 26/11/2025

Property Type: Unit



2/249 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,198,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)



2/126 Thomas St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,207,500

Method: Auction Sale

Date: 16/10/2025

Property Type: Villa

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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