

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 1/245 Bluff Road, Sandringham Vic 3191
Including suburb and postcode

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


 3  2  2
Property Type:**Land Size:** 357 sqm approx

Agent Comments

Comparable Properties

**3/40 Bayview Cr BLACK ROCK 3193 (REI)**
 3  1  2
Price: \$1,130,000**Method:** Private Sale**Date:** 26/11/2025**Property Type:** Unit

Agent Comments

**2/249 Bluff Rd SANDRINGHAM 3191 (REI)**
 3  2  2
Price: \$1,198,000**Method:** Auction Sale**Date:** 22/11/2025**Property Type:** Townhouse (Res)

Agent Comments

**2/126 Thomas St HAMPTON 3188 (REI)**
 3  2  2
Price: \$1,207,500**Method:** Auction Sale**Date:** 16/10/2025**Property Type:** Villa

Agent Comments

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