

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

2/241 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Sandringham

Period - From 01/01/2025

to 31/12/2025

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	18 Piper PI SANDRINGHAM 3191	\$1,299,000	02/12/2025
2	46 Gipsy Way SANDRINGHAM 3191	\$1,400,000	06/11/2025
3			

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:

17/03/2026 14:54



 3  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,250,000

Median Unit Price

Year ending December 2025: \$905,000

Comparable Properties

18 Piper PI SANDRINGHAM 3191 (VG)

Agent Comments

 3  -  -

Price: \$1,299,000

Method: Sale

Date: 02/12/2025

Property Type: Flat/Unit/Apartment (Res)



46 Gipsy Way SANDRINGHAM 3191 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,400,000

Method: Private Sale

Date: 06/11/2025

Property Type: Townhouse (Single)

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.

Account - Marshall White | P: 03 9822 9999



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