

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

270-272 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$4,500,000 & \$4,800,000

Median sale price

Median price \$2,162,500 Property Type House 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 Codrington St SANDRINGHAM 3191	\$4,550,000	03/12/2025
2	3 Duncan St SANDRINGHAM 3191	\$4,500,000	16/10/2025
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: 10/02/2026 11:22



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Property Type: House
Land Size: 1247 sqm approx
Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,800,000

Median House Price

Year ending December 2025: \$2,162,500

Comparable Properties



18 Codrington St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 4  2  4

Price: \$4,550,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 976 sqm approx



3 Duncan St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 4  4  3

Price: \$4,500,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)

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.