

# 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

1/273 Bluff Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$900,000

### 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	4/172 Bay Rd SANDRINGHAM 3191	\$935,000	21/02/2026
2	1/97 Bay Rd SANDRINGHAM 3191	\$945,000	18/01/2026
3	4/200 Bluff Rd SANDRINGHAM 3191	\$935,000	03/01/2026

**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:

27/03/2026 14:00



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 170 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$820,000 - \$900,000  
**Median Unit Price**  
Year ending December 2025: \$905,000

## Comparable Properties



4/172 Bay Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Unit



1/97 Bay Rd SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

2   1   3

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 18/01/2026  
**Property Type:** House (Res)



4/200 Bluff Rd SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 03/01/2026  
**Property Type:** Unit