

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 2/241 Bluff Road, Sandringham Vic 3191
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	22 Piper PI SANDRINGHAM 3191	\$1,299,000	03/12/2025
2	46 Gipsy Way SANDRINGHAM 3191	\$1,400,000	06/11/2025
3	3/239 Bluff Rd SANDRINGHAM 3191	\$1,465,000	16/08/2025

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:



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$2,495,000

Comparable Properties

22 Piper PI SANDRINGHAM 3191 (VG)



Agent Comments

Price: \$1,299,000

Method: Sale

Date: 03/12/2025

Property Type: Flat/Unit/Apartment (Res)

46 Gipsy Way SANDRINGHAM 3191 (REI)



Agent Comments

Price: \$1,400,000

Method: Private Sale

Date: 06/11/2025

Property Type: Townhouse (Single)

3/239 Bluff Rd SANDRINGHAM 3191 (REI/VG)



Agent Comments

Price: \$1,465,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Land Size: 486 sqm approx

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