

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

Range between \$1,175,000 & \$1,275,000

Median sale price

Median price \$931,000 Property Type Unit Suburb Sandringham
Period - From 01/10/2024 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	2/249 Bluff Rd SANDRINGHAM 3191	\$1,198,000	22/11/2025
2	5/56 Edward St SANDRINGHAM 3191	\$1,235,000	08/11/2025
3	1/192 Highett Rd HIGHETT 3190	\$1,240,000	06/09/2025

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:

03/12/2025 15:29


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

Agent Comments

Indicative Selling Price

\$1,175,000 - \$1,275,000

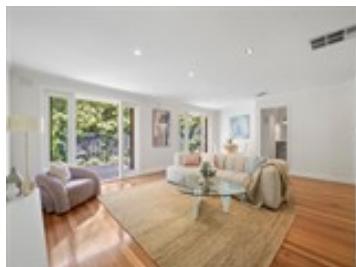
Median Unit Price

Year ending September 2025: \$931,000

Comparable Properties

**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

**5/56 Edward St SANDRINGHAM 3191 (REI)**
 3  1  2
Price: \$1,235,000**Method:** Auction Sale**Date:** 08/11/2025**Property Type:** Unit**Land Size:** 248 sqm approx

Agent Comments

**1/192 Highett Rd HIGHETT 3190 (REI)**
 3  2  2
Price: \$1,240,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** Townhouse (Res)**Land Size:** 344 sqm approx

Agent Comments

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