

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

1/245 Bluff Road, Sandringham Vic 3191

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

1/245 Bluff Road, Sandringham Vic 3191



Nick Jones
03) 9598 1111
0421839425
njones@hodges.com.au



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)

Agent Comments

3 2 2

Price: \$1,198,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



5/56 Edward St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,235,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 248 sqm approx



1/192 Highett Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 344 sqm approx

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



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