

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

Range between \$830,000 & \$890,000

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	6/53 Abbott St SANDRINGHAM 3191	\$835,000	01/04/2026
2	8/237 Thomas St HAMPTON 3188	\$882,000	09/02/2026
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:

08/04/2026 10:04



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$830,000 - \$890,000
Median Unit Price
Year ending December 2025: \$905,000

Comparable Properties



6/53 Abbott St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

2 1 1

Price: \$835,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: Unit



8/237 Thomas St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$882,000
Method: Private Sale
Date: 09/02/2026
Property Type: Unit



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