

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

270-272 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$2,162,500 Property Type House 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	20 Edward St SANDRINGHAM 3191	\$4,130,000	10/12/2025
2	3 Duncan St SANDRINGHAM 3191	\$4,500,000	16/10/2025
3	65b Ardoyne St BLACK ROCK 3193	\$4,200,000	25/09/2025

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:

11/03/2026 10:50



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Property Type: House
Land Size: 1247 sqm approx
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
Year ending December 2025: \$2,162,500

Comparable Properties



20 Edward St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 5  3  3

Price: \$4,130,000
Method: Private Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 754 sqm approx



3 Duncan St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 4  4  3

Price: \$4,500,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)



65b Ardoyne St BLACK ROCK 3193 (REI)

[Agent Comments](#)

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Price: \$4,200,000
Method: Private Sale
Date: 25/09/2025
Property Type: Townhouse (Single)