

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

293 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$2,152,500

Property Type

House

Suburb

Sandringham

Period - From

01/07/2025

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	1 Balmoral Av SANDRINGHAM 3191	\$1,760,000	31/10/2025
2	7 Queens Sq SANDRINGHAM 3191	\$1,700,000	08/09/2025
3	30 David St HAMPTON 3188	\$1,800,000	05/09/2025

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:

01/12/2025 19:58



3 2 4

Property Type: House

Indicative Selling Price

\$1,795,000

Median House Price

September quarter 2025: \$2,152,500

Comparable Properties



1 Balmoral Av SANDRINGHAM 3191 (REI)

Agent Comments

3 3 2

Price: \$1,760,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 576 sqm approx



7 Queens Sq SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 1

Price: \$1,700,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 359 sqm approx



30 David St HAMPTON 3188 (REI)

Agent Comments

3 1 4

Price: \$1,800,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: House (Res)
Land Size: 701 sqm approx

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