

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



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)



Price: \$1,760,000

Method: Private Sale

Date: 31/10/2025

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments



7 Queens Sq SANDRINGHAM 3191 (REI/VG)



Price: \$1,700,000

Method: Private Sale

Date: 08/09/2025

Property Type: House

Land Size: 359 sqm approx

Agent Comments



30 David St HAMPTON 3188 (REI)



Price: \$1,800,000

Method: Sold Before Auction

Date: 05/09/2025

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200