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	4/271 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between $1,025,000 & $1,125,000

Median sale price

Median price $1,400,000 Property Type Townhouse Suburb Sandringham

Period - From 21/01/2024 to 20/01/2025 Source Property Data

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	6/384-386 Bluff Rd SANDRINGHAM 3191	$1,100,000	07/01/2025
2	4/243 Bluff Rd SANDRINGHAM 3191	$1,025,000	09/10/2024
3	4/269 Bluff Rd SANDRINGHAM 3191	$1,035,000	21/08/2024

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: 21/01/2025 10:21

4/271 Bluff Road, Sandringham Vic 3191

Mandy Engelhardt
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3 | 2 | 1 Garage

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 200m2 approx sqm approx

Agent Comments

1 off street

Indicative Selling Price
$1,025,000 - $1,125,000
Median Townhouse Price
21/01/2024 - 20/01/2025: $1,400,000

Comparable Properties



6/384-386 Bluff Rd SANDRINGHAM 3191 (REI)

3 | 2 | 2

Price: $1,100,000
Method: Private Sale
Date: 07/01/2025
Property Type: Townhouse (Single)
Land Size: 162 sqm approx

Agent Comments



4/243 Bluff Rd SANDRINGHAM 3191 (REI/VG)

3 | 2 | 2

Price: $1,025,000
Method: Private Sale
Date: 09/10/2024
Property Type: Townhouse (Single)

Agent Comments



4/269 Bluff Rd SANDRINGHAM 3191 (REI/VG)

3 | 2 | 2

Price: $1,035,000
Method: Private Sale
Date: 21/08/2024
Property Type: Townhouse (Single)
Land Size: 158 sqm approx

Agent Comments

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