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	5/198 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Single price $730,000

Median sale price

Median price $675,000 Property Type Unit Suburb Sandringham

Period - From 12/05/2024 to 11/05/2025 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	2/8 Duff St SANDRINGHAM 3191	$725,000	02/03/2025
2	5/9 Maxflo Ct HIGHETT 3190	$710,000	21/11/2024
3			

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: 12/05/2025 11:56

5/198 Bluff Road, Sandringham Vic 3191

Nick Jones
03) 9598 1111
0421839425
njones@hodges.com.au



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$730,000
Median Unit Price
12/05/2024 - 11/05/2025: $675,000

Comparable Properties



2/8 Duff St SANDRINGHAM 3191 (REI/VG)

2 1 2

Price: $725,000
Method: Private Sale
Date: 02/03/2025
Property Type: Unit

Agent Comments



5/9 Maxflo Ct HIGHETT 3190 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 21/11/2024
Property Type: Unit

Agent Comments

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.

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