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	4/200 Bluff Road, Sandringham VIC 3191

Indicative selling price

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

Single price	$945,000

Median sale price

Median price	$692,250	Property Type	Unit	Suburb	Sandringham
Period - From	03/06/2025	to	02/12/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/3 Reno Road Sandringham VIC 3191	$927,500	28/11/2025
3/200 Bluff Road Sandringham VIC 3191	$931,000	11/09/2025
2/216-218 Beach Road Black Rock VIC 3193	$840,000	04/08/2025

This Statement of Information was prepared on: 03/12/2025