

# 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

253 Bluff Road, Sandringham VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,390,000

&

\$1,490,000

### Median sale price

Median price

\$2,020,000

Property Type

House

Suburb

Sandringham

Period - From

02/01/2025

to

01/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
23 George Street Highett VIC 3190	\$1,452,000	20/03/2025
15 Dalmont Street Highett VIC 3190	\$1,550,000	14/02/2025

This Statement of Information was prepared on:

02/07/2025