

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 4/233 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$792,500 Property Type Unit Suburb Sandringham

Period - From 01/10/2025 to 31/12/2025 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	5a Wilson St HIGHETT 3190	\$960,000	30/12/2025
2	2/16 Collingwood St SANDRINGHAM 3191	\$915,000	09/12/2025
3	2/6 Sandringham Rd SANDRINGHAM 3191	\$1,030,000	05/12/2025

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: 25/02/2026 10:59

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$792,500



2 1 2

Property Type: Townhouse

Comparable Properties



5a Wilson St HIGHETT 3190 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$960,000

Method: Private Sale

Date: 30/12/2025

Property Type: Unit

Land Size: 294 sqm approx



2/16 Collingwood St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$915,000

Method: Private Sale

Date: 09/12/2025

Property Type: Unit

Land Size: 149 sqm approx



2/6 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$1,030,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200