

# 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

12 Iona Street, Black Rock Vic 3193

### Indicative selling price

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

Single price \$2,225,000

### Median sale price

Median price \$2,399,500

Property Type House

Suburb Black Rock

Period - From 01/01/2024

to 31/12/2024

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	35 Stanley St BLACK ROCK 3193	\$2,400,000	18/02/2025
2	72 Stanley St BLACK ROCK 3193	\$2,050,000	26/10/2024
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:

15/03/2025 14:51

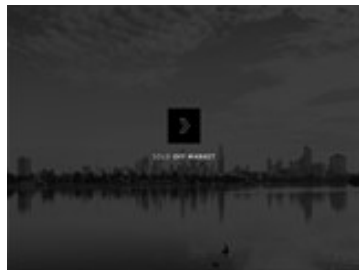


3   2   2

**Property Type:** House  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,225,000  
**Median House Price**  
Year ending December 2024: \$2,399,500

## Comparable Properties



**35 Stanley St BLACK ROCK 3193 (REI)**

**Agent Comments**

3   1   2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 18/02/2025  
**Property Type:** House



**72 Stanley St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

5   3   2

**Price:** \$2,050,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx

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.