

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

20a Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,900,000 & \$2,980,000

Median sale price

Median price \$1,680,000 Property Type Townhouse Suburb Black Rock

Period - From 11/05/2025 to 10/05/2026 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	28 Bent Pde BLACK ROCK 3193	\$2,900,000	23/04/2026
2	6 Mcgregor Av BLACK ROCK 3193	\$2,950,000	24/11/2025
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:

11/05/2026 10:46



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,900,000 - \$2,980,000

Median Townhouse Price

11/05/2025 - 10/05/2026: \$1,680,000

Comparable Properties



28 Bent Pde BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$2,900,000

Method: Expression of Interest

Date: 23/04/2026

Property Type: Townhouse (Res)



6 Mcgregor Av BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,950,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 925 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.

Account - The Agency Victoria | P: 03 8578 0388



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