

# 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

11 Stevens Parade, 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)

Range between \$1,690,000 & \$1,790,000

### Median sale price

Median price \$2,324,000 Property Type House Suburb Black Rock

Period - From 05/03/2024 to 04/03/2025 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	6 Sturdee Rd BLACK ROCK 3193	\$1,675,000	22/02/2025
2	12 Royal Av SANDRINGHAM 3191	\$1,830,000	26/10/2024
3	52 Bayview Cr BLACK ROCK 3193	\$1,823,000	16/10/2024

**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:

05/03/2025 16:13



 3
  1
  2

**Property Type:** House  
**Land Size:** 586 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,690,000 - \$1,790,000  
**Median House Price**  
 05/03/2024 - 04/03/2025: \$2,324,000

## Comparable Properties

### 6 Sturdee Rd BLACK ROCK 3193 (REI)

Agent Comments

 3
  1
  1

**Price:** \$1,675,000  
**Method:**  
**Date:** 22/02/2025  
**Property Type:** House



### 12 Royal Av SANDRINGHAM 3191 (REI)

Agent Comments

 3
  2
  2

**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx



### 52 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

 3
  1
  2

**Price:** \$1,823,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House  
**Land Size:** 600 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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