

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

172 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Black Rock

Period - From

01/07/2025

to

30/09/2025

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	23 Gilarth St HIGHETT 3064	\$1,685,000	08/10/2025
2	200 Reserve Rd BEAUMARIS 3193	\$1,760,000	09/08/2025
3	66 Bluff Rd BLACK ROCK 3193	\$1,755,000	02/08/2025

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:

27/10/2025 12:49



 3
  2
  2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000

Median House Price

September quarter 2025: \$2,150,000

Comparable Properties



23 Gilarth St HIGHETT 3064 (REI)

 3
  2
  2

Price: \$1,685,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: House

Land Size: 658 sqm approx

Agent Comments



200 Reserve Rd BEAUMARIS 3193 (REI/VG)

 3
  1
  2

Price: \$1,760,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments



66 Bluff Rd BLACK ROCK 3193 (REI)

 3
  2
  2

Price: \$1,755,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Agent Comments

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