

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

1/128a Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

Median sale price

Median price \$1,680,000

Property Type Townhouse

Suburb Black Rock

Period - From 18/05/2025

to

17/05/2026

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	9b George St SANDRINGHAM 3191	\$1,400,000	01/03/2026
2			
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:

18/05/2026 09:23

Nick Renna
9194 1200
0411 551 190
nickrenna@jellisrcraig.com.au



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median Townhouse Price
18/05/2025 - 17/05/2026: \$1,680,000

Comparable Properties



9b George St SANDRINGHAM 3191 (VG)

Agent Comments

 2  -  -

Price: \$1,400,000

Method: Sale

Date: 01/03/2026

Property Type: Flat/Unit/Apartment (Res)

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.