

# 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

15 Bayview Crescent, 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

\$1,900,000

### Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Black Rock

Period - From

01/01/2025

to

31/12/2025

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	22 Cowper St SANDRINGHAM 3191	\$1,850,000	19/12/2025
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:

16/02/2026 09:51



3   2   2

**Property Type:** House (Res)  
**Land Size:** 385 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000  
**Median House Price**  
Year ending December 2025: \$2,400,000

## Comparable Properties



**22 Cowper St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 19/12/2025  
**Property Type:** House (Res)  
**Land Size:** 241 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 - Hodges