

# 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

12 Red Bluff Street, 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

\$3,850,000

### Median sale price

Median price

\$2,340,000

Property Type

House

Suburb

Black Rock

Period - From

08/12/2024

to

07/12/2025

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	55 Iona St BLACK ROCK 3193	\$3,750,000	06/09/2025
2	5 Rose St SANDRINGHAM 3191	\$3,700,000	19/06/2025
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:

08/12/2025 13:58



5 3 2

**Property Type:** House  
**Land Size:** 783 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,850,000  
**Median House Price**  
08/12/2024 - 07/12/2025: \$2,340,000

## Comparable Properties



**55 Iona St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

5 4 2

**Price:** \$3,750,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



**5 Rose St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

5 4 2

**Price:** \$3,700,000  
**Method:** Private Sale  
**Date:** 19/06/2025  
**Property Type:** House (Res)  
**Land Size:** 746 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**



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