

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 12 Red Bluff Street, Black Rock Vic 3193
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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)**
 5  4  2
Price: \$3,750,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 789 sqm approx

Agent Comments

**5 Rose St SANDRINGHAM 3191 (REI/VG)**
 5  4  2
Price: \$3,700,000**Method:** Private Sale**Date:** 19/06/2025**Property Type:** House (Res)**Land Size:** 746 sqm approx

Agent Comments

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 - Hodies



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