

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 34 Iona Street, Black Rock Vic 3193
Including suburb and postcode

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$2,404,000 Property Type House Suburb Black Rock
Period - From 05/11/2024 to 04/11/2025 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	49 Fourth St BEAUMARIS 3193	\$2,350,000	13/09/2025
2	14 Fairleigh Av BEAUMARIS 3193	\$2,300,000	06/09/2025
3	6 Holloway Cl SANDRINGHAM 3191	\$2,400,000	06/07/2025

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:

05/11/2025 15:36

**Property Type:**

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

05/11/2024 - 04/11/2025: \$2,404,000

Comparable Properties

**49 Fourth St BEAUMARIS 3193 (REI)****Price:** \$2,350,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** House (Res)**Land Size:** 1025 sqm approx

Agent Comments

**14 Fairleigh Av BEAUMARIS 3193 (REI)****Price:** \$2,300,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 715 sqm approx

Agent Comments

**6 Holloway Cl SANDRINGHAM 3191 (REI)****Price:** \$2,400,000**Method:** Private Sale**Date:** 06/07/2025**Property Type:** House

Agent Comments

Account - Hodies