

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

278 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,590,000 & \$2,790,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Black Rock

Period - From 01/07/2025 to 30/09/2025 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	16 Lynette Av BEAUMARIS 3193	\$2,680,000	18/10/2025
2	30 Harold St SANDRINGHAM 3191	\$2,740,000	18/10/2025
3	8a Seaview Cr BLACK ROCK 3193	\$2,540,000	28/05/2025

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:

21/10/2025 09:12



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Property Type: House

Indicative Selling Price
 \$2,590,000 - \$2,790,000
Median House Price
 September quarter 2025: \$2,150,000

Comparable Properties



16 Lynette Av BEAUMARIS 3193 (REI)

Agent Comments

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Price: \$2,680,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 780 sqm approx



30 Harold St SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$2,740,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 661 sqm approx



8a Seaview Cr BLACK ROCK 3193 (VG)

Agent Comments

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Price: \$2,540,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 293 sqm approx

Account - Jellis Craig | P: 03 9194 1200