

# 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

224 Beach Road, 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)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,399,500 Property Type House Suburb Black Rock

Period - From 01/01/2024 to 31/12/2024 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	98 Bay Rd SANDRINGHAM 3191	\$2,810,000	29/10/2024
2	29 Spring St SANDRINGHAM 3191	\$2,706,000	26/10/2024
3	26 Ardoyne St BLACK ROCK 3193	\$2,700,000	24/10/2024

**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:

13/02/2025 17:10



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 475.3 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,700,000 - \$2,900,000  
**Median House Price**  
 Year ending December 2024: \$2,399,500

## Comparable Properties



**98 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$2,810,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx



**29 Spring St SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$2,706,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx



**26 Ardoyne St BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$2,700,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx

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