

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

2/47 Iona Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,680,000

Property Type

Townhouse

Suburb

Black Rock

Period - From

17/08/2025

to

16/08/2026

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	1/16 First St BLACK ROCK 3193	\$1,770,000	25/03/2026
2	39 Love St BLACK ROCK 3193	\$1,680,000	24/04/2026
3	2/51 Second St BLACK ROCK 3193	\$1,680,000	22/04/2026

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:

17/08/2026 14:05



 3
  2
  3

Rooms: 6
Property Type: Townhouse
Land Size: 398 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000

Median Townhouse Price
 17/08/2025 - 16/08/2026: \$1,680,000

Freestanding, single level and set on approximately 398sqm, this is the kind of Black Rock home buyers wait years to find. Beautifully maintained, with its own street frontage and a private setting, it offers the space and independence of a house without the upkeep. Designed for easy living, the three-bedroom, two-bathroom floorplan features separate formal and family living areas, while the quality-appointed kitchen with premium Neff and Bosch appliances overlooks the light-filled family zone before flowing to a highly sought North – West facing private alfresco terrace.

Comparable Properties



1/16 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,770,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Res)



39 Love St BLACK ROCK 3193 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,680,000
Method: Private Sale
Date: 24/04/2026
Property Type: House (Res)
Land Size: 465 sqm approx



2/51 Second St BLACK ROCK 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,680,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Res)

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