

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

17a Iona Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,170,000

&

\$2,280,000

Median sale price

Median price \$2,404,000

Property Type House

Suburb Black Rock

Period - From 01/07/2024

to

30/06/2025

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	2/541 Balcombe Rd BLACK ROCK 3193	\$2,231,000	05/07/2025
2	4b Bolton St BEAUMARIS 3193	\$2,185,000	07/05/2025
3	52a Stanley St BLACK ROCK 3193	\$2,280,000	15/04/2025

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:

04/09/2025 12:20



4
 2
 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,170,000 - \$2,280,000

Median House Price

Year ending June 2025: \$2,404,000

Comparable Properties



2/541 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

4
 3
 2

Price: \$2,231,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 479 sqm approx



4b Bolton St BEAUMARIS 3193 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,185,000

Method: Sold Before Auction

Date: 07/05/2025

Property Type: Townhouse (Single)

Land Size: 418 sqm approx



52a Stanley St BLACK ROCK 3193 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,280,000

Method: Private Sale

Date: 15/04/2025

Property Type: House

Land Size: 328 sqm approx

Account - Eleven North | P: 1300 353 836