

# 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

38 Arkaringa Crescent, 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 \$2,950,000

&

\$3,200,000

### Median sale price

Median price \$2,502,500

Property Type House

Suburb Black Rock

Period - From 19/08/2025

to

18/08/2026

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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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:

19/08/2026 16:34



 5  3  5

**Property Type:** House  
**Land Size:** 974 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,950,000 - \$3,200,000  
**Median House Price**  
19/08/2025 - 18/08/2026: \$2,502,500

## Comparable Properties

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.

**Account** - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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