

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

Range between \$2,800,000 & \$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	34 Stanley St BLACK ROCK 3193	\$2,900,000	05/03/2025
2	98 Bay Rd SANDRINGHAM 3191	\$2,810,000	29/10/2024
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: 17/03/2025 15:18



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,900,000
Median House Price
Year ending December 2024: \$2,399,500

Comparable Properties



34 Stanley St BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$2,900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 780 sqm approx



98 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 3 2

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

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.

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