

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

12 Red Bluff Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$3,650,000

&

\$3,850,000

Median sale price

Median price \$2,404,000

Property Type House

Suburb Black Rock

Period - From 06/11/2024

to

05/11/2025

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	55 Iona St BLACK ROCK 3193	\$3,750,000	06/09/2025
2	5 Rose St SANDRINGHAM 3191	\$3,700,000	19/06/2025
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:

06/11/2025 16:10



5 3 2

Property Type: House (Res)

Land Size: 783 sqm approx

Agent Comments

Indicative Selling Price

\$3,650,000 - \$3,850,000

Median House Price

06/11/2024 - 05/11/2025: \$2,404,000

Comparable Properties



55 Iona St BLACK ROCK 3193 (REI)

Agent Comments

5 4 2

Price: \$3,750,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 789 sqm approx



5 Rose St SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 4 2

Price: \$3,700,000

Method: Private Sale

Date: 19/06/2025

Property Type: House (Res)

Land Size: 746 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.

Account - Hodges