

## 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

44a Bluff Road, Black Rock Vic 3193

#### Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$2,150,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Black Rock</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	5/56 Edward St SANDRINGHAM 3191	\$1,235,000	08/11/2025
2	3/263 Beach Rd BLACK ROCK 3193	\$1,437,500	13/09/2025
3	1/157 Bluff Rd BLACK ROCK 3193	\$1,499,000	26/07/2025

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:

11/11/2025 20:03



**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 511 sqm approx

Agent Comments

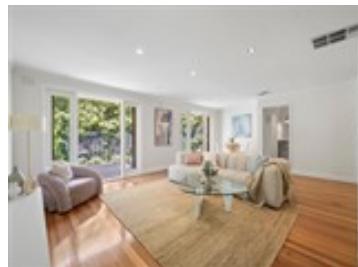
**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

September quarter 2025: \$2,150,000

## Comparable Properties



**5/56 Edward St SANDRINGHAM 3191 (REI)**



**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Unit

**Land Size:** 248 sqm approx

Agent Comments



**3/263 Beach Rd BLACK ROCK 3193 (REI/VG)**



**Price:** \$1,437,500

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Unit

Agent Comments



**1/157 Bluff Rd BLACK ROCK 3193 (REI/VG)**



**Price:** \$1,499,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

**Land Size:** 393 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840