

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 \$2,150,000

Property Type House

Suburb Black Rock

Period - From 01/07/2025

to

30/09/2025

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	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



3 2 0

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)

Agent Comments

3 1 2

Price: \$1,235,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

Land Size: 248 sqm approx



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

Agent Comments

3 2 2

Price: \$1,437,500

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit



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

Agent Comments

3 2 2

Price: \$1,499,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 393 sqm approx

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