

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 6/114 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,880,000 Property Type Townhouse Suburb Black Rock

Period - From 29/04/2024 to 28/04/2025 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	5/184 Beach Rd SANDRINGHAM 3191	\$1,200,000	05/04/2025
2	24 Iluka St BLACK ROCK 3193	\$1,175,000	17/12/2024
3	2/10 Reno Rd SANDRINGHAM 3191	\$1,300,000	27/11/2024

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: 29/04/2025 09:52



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Property Type: Villa Unit

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
29/04/2024 - 28/04/2025: \$1,880,000

Comparable Properties



5/184 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 05/04/2025
Property Type: Unit



24 Iluka St BLACK ROCK 3193 (VG)

Agent Comments

3 - -

Price: \$1,175,000
Method: Sale
Date: 17/12/2024
Property Type: Flat/Unit/Apartment (Res)



2/10 Reno Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Private Sale
Date: 27/11/2024
Property Type: Townhouse (Res)

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