

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

1/273 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Black Rock

Period - From 13/04/2025 to 12/04/2026 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	3/17 Potter St BLACK ROCK 3193	\$2,225,000	31/03/2026
2	244 Beach Rd BLACK ROCK 3193	\$2,000,000	26/02/2026
3	10/170 Beach Rd SANDRINGHAM 3191	\$2,210,000	11/02/2026

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:

13/04/2026 12:44



4 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Townhouse Price
13/04/2025 - 12/04/2026: \$1,500,000

Comparable Properties



3/17 Potter St BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$2,225,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)

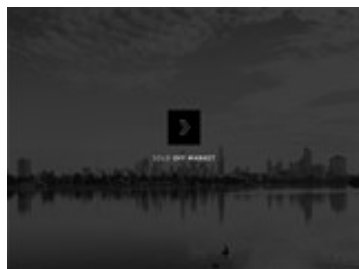


244 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 452 sqm approx



10/170 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 3 2

Price: \$2,210,000
Method: Private Sale
Date: 11/02/2026
Property Type: Townhouse (Single)

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