

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 20a Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$1,465,000 Property Type Townhouse Suburb Black Rock

Period - From 02/04/2025 to 01/04/2026 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 | 4 Mclauchlin Av SANDRINGHAM 3191 | \$3,160,000 | 03/03/2026 |
| 2 | 5 Iona St BLACK ROCK 3193 | \$3,065,000 | 21/01/2026 |
| 3 | 19 Wellington Av BEAUMARIS 3193 | \$3,100,000 | 20/01/2026 |

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: 02/04/2026 13:03



 4  3  2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median Townhouse Price

02/04/2025 - 01/04/2026: \$1,465,000

Comparable Properties



4 Mclauchlin Av SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 5  2  2

Price: \$3,160,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Land Size: 699 sqm approx



5 Iona St BLACK ROCK 3193 (REI)

[Agent Comments](#)

 4  3  2

Price: \$3,065,000

Method: Private Sale

Date: 21/01/2026

Property Type: House (Res)

Land Size: 646 sqm approx



19 Wellington Av BEAUMARIS 3193 (REI)

[Agent Comments](#)

 4  3  2

Price: \$3,100,000

Method: Private Sale

Date: 20/01/2026

Property Type: House (Res)

Land Size: 587 sqm approx

Account - The Agency Victoria | P: 03 8578 0388



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