

## 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

39 RED BLUFF STREET BLACK ROCK VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,050,000

&

\$2,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,381,250

Property type

House

Suburb

Black Rock

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

20 RED BLUFF STREET BLACK ROCK VIC 3193	\$2,050,000	15-Mar-25

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 6 months.

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**20 RED BLUFF STREET BLACK  
ROCK VIC 3193**

3 3 2

Sold Price <sup>RS</sup> **\$2,050,000** <sup>UN</sup> Sold Date **15-Mar-25**

Distance **0.15km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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