

# 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

53 Eliza 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)

Range between

\$2,450,000

&

\$2,650,000

### Median sale price

Median price

\$2,399,000

Property Type

House

Suburb

Black Rock

Period - From

30/01/2024

to

29/01/2025

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	23 Potter St BLACK ROCK 3193	\$2,500,000	15/11/2024
2	5 Iona St BLACK ROCK 3193	\$2,690,000	21/07/2024
3	22 Sturdee Rd BLACK ROCK 3193	\$2,590,000	29/06/2024

**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:

30/01/2025 11:45

53 Eliza Street, Black Rock Vic 3193



Nick Sinclair

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**Indicative Selling Price**

\$2,450,000 - \$2,650,000

**Median House Price**

30/01/2024 - 29/01/2025: \$2,399,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 597 sqm approx

Agent Comments

## Comparable Properties



**23 Potter St BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



**5 Iona St BLACK ROCK 3193 (VG)**

Agent Comments



**Price:** \$2,690,000

**Method:** Sale

**Date:** 21/07/2024

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**22 Sturdee Rd BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$2,590,000

**Method:** Private Sale

**Date:** 29/06/2024

**Property Type:** House (Res)

**Land Size:** 596 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598



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