

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 Mcgregor Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,850,000 & \$2,950,000

Median sale price

Median price \$2,255,500 Property Type House Suburb Black Rock

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	69 Fourth St BEAUMARIS 3193	\$2,910,000	14/10/2025
2	14 Summerhill Rd BEAUMARIS 3193	\$3,055,000	13/09/2025
3	2a Second St BLACK ROCK 3193	\$2,825,000	05/06/2025

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: 28/10/2025 10:48



4 2 2

Property Type: House
Land Size: 925 sqm approx
Agent Comments

Indicative Selling Price
\$2,850,000 - \$2,950,000
Median House Price
Year ending September 2025: \$2,255,500

Comparable Properties



69 Fourth St BEAUMARIS 3193 (REI)

[Agent Comments](#)

5 3 3

Price: \$2,910,000
Method: Private Sale
Date: 14/10/2025
Property Type: House



14 Summerhill Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

4 3 4

Price: \$3,055,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 750 sqm approx



2a Second St BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

4 3 3

Price: \$2,825,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)
Land Size: 757 sqm approx