

# 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

1/10 First Street, Black Rock VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,267,500

Property Type

Unit

Suburb

Black Rock

Period - From

11/08/2024

to

10/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Iluka Street Black Rock VIC 3193	\$1,175,000	17/12/2024
3/6 Sylvia Crescent Black Rock VIC 3193	\$1,035,000	04/02/2025
4/46 Middleton Street Black Rock VIC 3193	\$1,210,000	17/08/2024

This Statement of Information was prepared on:

11/02/2025