

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

91b Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,790,000

&

\$1,890,000

Median sale price

Median price \$2,487,500

Property Type House

Suburb Black Rock

Period - From 01/10/2025

to 31/12/2025

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	25b Victoria St SANDRINGHAM 3191	\$1,970,000	17/12/2025
2	1/39 Fernhill Rd SANDRINGHAM 3191	\$1,825,000	19/09/2025
3	6a Bolton St BEAUMARIS 3193	\$1,800,000	21/08/2025

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:

23/01/2026 15:01

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Indicative Selling Price

\$1,790,000 - \$1,890,000

Median House Price

December quarter 2025: \$2,487,500



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



25b Victoria St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,970,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Res)

Land Size: 404 sqm approx



1/39 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$1,825,000

Method: Private Sale

Date: 19/09/2025

Property Type: Townhouse (Res)

Land Size: 260 sqm approx



6a Bolton St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Private Sale

Date: 21/08/2025

Property Type: Townhouse (Single)

Land Size: 418 sqm approx

Account - Jellis Craig | P: 03 9194 1200