

# 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

15 St Andrews Court, 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 \$2,200,000

&

\$2,400,000

### Median sale price

Median price \$2,404,000

Property Type House

Suburb Black Rock

Period - From 01/07/2024

to

30/06/2025

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	14 Smeed St BLACK ROCK 3193	\$2,105,000	11/04/2025
2	11 Collingwood St SANDRINGHAM 3191	\$2,300,000	28/03/2025
3	1 Ferguson St BLACK ROCK 3193	\$2,690,000	22/02/2025

**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:

18/08/2025 10:46

Simone Tindall  
0408 330 355

simone.tindall@marshallwhite.com.au



**Property Type:** House (Res)  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

Year ending June 2025: \$2,404,000

## Comparable Properties



**14 Smeed St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**



**Price:** \$2,105,000  
**Method:** Sold Before Auction  
**Date:** 11/04/2025  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**11 Collingwood St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** House  
**Land Size:** 627 sqm approx



**1 Ferguson St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**



**Price:** \$2,690,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Marshall White** | P: 03 9822 9999



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