

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

3/263 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Black Rock

Period - From 12/08/2024

to

11/08/2025

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	1/157 Bluff Rd BLACK ROCK 3193	\$1,499,000	26/07/2025
2	1/584 Balcombe Rd BLACK ROCK 3193	\$1,200,000	28/05/2025
3	3/1a Keats St SANDRINGHAM 3191	\$1,250,000	15/04/2025

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:

12/08/2025 16:16



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median Unit Price
12/08/2024 - 11/08/2025: \$1,100,000

Comparable Properties



1/157 Bluff Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,499,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 393 sqm approx



1/584 Balcombe Rd BLACK ROCK 3193 (VG)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 28/05/2025
Property Type: Flat/Unit/Apartment (Res)



3/1a Keats St SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$1,250,000
Method: Sale
Date: 15/04/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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