# 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 3/263 Beach Road, Black Rock Vic 3193 Including suburb and postcode

#### 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	Pro	perty Type U	nit		Suburb	Black Rock
Period - From	12/08/2024	to	11/08/2025	So	urce	Property	v 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

Add	dress 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

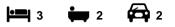
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/08/2025 16:16









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)

Price: \$1,499,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 393 sqm approx

**Agent Comments** 



1/584 Balcombe Rd BLACK ROCK 3193 (VG)

Price: \$1,200,000 Method: Sale

Date: 28/05/2025 Property Type: Flat/Unit/Apartment (Res) Agent Comments



3/1a Keats St SANDRINGHAM 3191 (VG)

Price: \$1,250,000 Method: Sale Date: 15/04/2025

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

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



