

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 Arkaringa Crescent, Black Rock Vic 3193

Indicative selling price

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

Single price \$2,400,000

Median sale price

Median price \$2,590,000

Property Type House

Suburb Black Rock

Period - From 01/04/2026

to 30/06/2026

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	51 Iona St BLACK ROCK 3193	\$2,590,000	30/05/2026
2	3 Eliza St BLACK ROCK 3193	\$2,525,000	20/11/2025
3			

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:

28/08/2026 09:13

1 Arkaringa Crescent, Black Rock Vic 3193



Stephen Wigley
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Indicative Selling Price
\$2,400,000

Median House Price
June quarter 2026: \$2,590,000



4 2 2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



51 Iona St BLACK ROCK 3193 (REI)

Agent Comments

4 2 3

Price: \$2,590,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House

Land Size: 783 sqm approx



3 Eliza St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 4

Price: \$2,525,000

Method: Sold Before Auction

Date: 20/11/2025

Property Type: House (Res)

Land Size: 526 sqm approx

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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