

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

3/21 Ebdon Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Black Rock

Period - From

01/07/2025

to

30/09/2025

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	20 Iluka St BLACK ROCK 3193	\$1,870,000	13/09/2025
2	6a Bolton St BEAUMARIS 3193	\$1,800,000	21/08/2025
3	66 Bluff Rd BLACK ROCK 3193	\$1,755,000	02/08/2025

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:

29/12/2025 12:27

3/21 Ebdon Avenue, Black Rock Vic 3193



Nick Jones
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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

September quarter 2025: \$2,150,000



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



20 Iluka St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 3 3

Price: \$1,870,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



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



66 Bluff Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,755,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

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



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