

## 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 Ebden 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

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

**20 Iluka St BLACK ROCK 3193 (REI/VG)****Price:** \$1,870,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** Townhouse (Res)

Agent Comments

**6a Bolton St BEAUMARIS 3193 (REI/VG)****Price:** \$1,800,000**Method:** Private Sale**Date:** 21/08/2025**Property Type:** Townhouse (Single)**Land Size:** 418 sqm approx

Agent Comments

**66 Bluff Rd BLACK ROCK 3193 (REI/VG)****Price:** \$1,755,000**Method:** Auction Sale**Date:** 02/08/2025**Property Type:** House (Res)

Agent Comments

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