

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

15 Cheltenham Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,255,500 Property Type House Suburb Black Rock

Period - From 01/10/2024 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	3/263 Beach Rd BLACK ROCK 3193	\$1,437,500	13/09/2025
2	537a Balcombe Rd BLACK ROCK 3193	\$1,465,000	30/08/2025
3	2/17-19 Tulip St BLACK ROCK 3193	\$1,500,000	22/08/2025

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: 21/10/2025 08:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2025: \$2,255,500

Comparable Properties



3/263 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,437,500
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit



537a Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

 3  1  2

Price: \$1,465,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 378 sqm approx



2/17-19 Tulip St BLACK ROCK 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: Townhouse (Res)