

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

172 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,620,000

&

\$1,690,000

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	23 Gilarth St HIGHETT 3064	\$1,685,000	07/10/2025
2	174 Bluff Rd BLACK ROCK 3193	\$1,600,000	11/09/2025
3	200 Reserve Rd BEAUMARIS 3193	\$1,760,000	09/08/2025

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:

13/10/2025 09:42

172 Bluff Road, Black Rock Vic 3193



Amanda Jones

9598 1111

0427 643 760

ajones@hodges.com.au

Indicative Selling Price

\$1,620,000 - \$1,690,000

Median House Price

September quarter 2025: \$2,150,000



3 2 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



23 Gilarth St HIGHETT 3064 (REI)

Agent Comments

3 2 2

Price: \$1,685,000

Method: Sold Before Auction

Date: 07/10/2025

Property Type: House (Res)

Land Size: 658 sqm approx



174 Bluff Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 1

Price: \$1,600,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 597 sqm approx



200 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments

3 1 2

Price: \$1,760,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

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



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