

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

6 Bent Parade, Black Rock Vic 3193

Indicative selling price

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

Single price

\$3,495,000

Median sale price

Median price

\$2,265,000

Property Type

House

Suburb

Black Rock

Period - From

21/08/2024

to

20/08/2025

Source

Property Data

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	19 McLauchlin Av SANDRINGHAM 3191	\$3,450,000	25/06/2025
2	9 Le Fevre St SANDRINGHAM 3191	\$3,452,000	05/05/2025
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:

21/08/2025 15:42



5 3 3

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



19 McLauchlin Av SANDRINGHAM 3191 (REI)

Agent Comments

5 5 4

Price: \$3,450,000

Method: Private Sale

Date: 25/06/2025

Property Type: House

Land Size: 800 sqm approx



9 Le Fevre St SANDRINGHAM 3191 (REI)

Agent Comments

5 3 8

Price: \$3,452,000

Method: Private Sale

Date: 05/05/2025

Property Type: House (Res)

Land Size: 709 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.