

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

2/15 McGregor Avenue, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,712,500

Property Type Townhouse

Suburb Black Rock

Period - From 29/06/2025

to

28/06/2026

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	419a Beach Rd BEAUMARIS 3193	\$1,741,000	15/05/2026
2	3/21 Ebden Av BLACK ROCK 3193	\$1,600,000	23/03/2026
3	521 Balcombe Rd BLACK ROCK 3193	\$1,603,000	03/03/2026

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:

29/06/2026 11:50



 4  2  2

Property Type: Townhouse
(Single)
Land Size: 1246 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
29/06/2025 - 28/06/2026: \$1,712,500

Comparable Properties



419a Beach Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,741,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: Townhouse (Res)



3/21 Ebdon Av BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,600,000
Method: Private Sale
Date: 23/03/2026
Property Type: Townhouse (Single)



521 Balcombe Rd BLACK ROCK 3193 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,603,000
Method: Private Sale
Date: 03/03/2026
Property Type: Townhouse (Single)