

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

\$3,550,000

Median sale price

Median price

\$2,620,000

Property Type

House

Suburb

Black Rock

Period - From

01/01/2025

to

31/03/2025

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	9 Le Fevre St SANDRINGHAM 3191	\$3,452,000	05/05/2025
2	45 Tennyson St SANDRINGHAM 3191	\$3,565,000	08/04/2025
3	2 Holloway Rd SANDRINGHAM 3191	\$3,680,000	05/02/2025

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:

23/06/2025 11:19

6 Bent Parade, Black Rock Vic 3193



Nick Jones
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Indicative Selling Price
\$3,550,000

Median House Price
March quarter 2025: \$2,620,000



5 3 3

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



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



45 Tennyson St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$3,565,000

Method: Private Sale

Date: 08/04/2025

Property Type: House

Land Size: 736 sqm approx



2 Holloway Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

5 5 4

Price: \$3,680,000

Method: Private Sale

Date: 05/02/2025

Property Type: House

Land Size: 701 sqm approx

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



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