

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

2/216-218 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$895,000

Property Type Unit

Suburb Black Rock

Period - From 11/06/2024

to 10/06/2025

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.

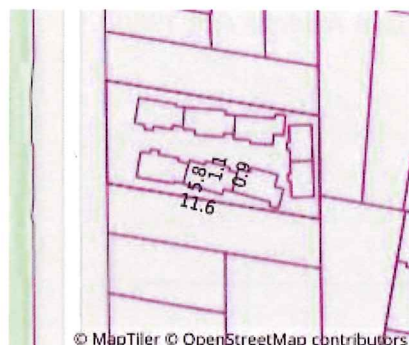
	Address of comparable property	Price	Date of sale
1	1/52 Ebden Av BLACK ROCK 3193	\$851,000	18/03/2025
2	2/529 Balcombe Rd BLACK ROCK 3193	\$825,000	07/03/2025
3	4/17 First St BLACK ROCK 3193	\$847,000	26/02/2025

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:

11/06/2025 16:26



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median Unit Price

11/06/2024 - 10/06/2025: \$895,000

The comparable sales are all similar floor plans, outside areas, age and presentation.

Comparable Properties



1/52 Ebdon Av BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$851,000

Method: Private Sale

Date: 18/03/2025

Property Type: Unit



2/529 Balcombe Rd BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 07/03/2025

Property Type: Unit



4/17 First St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$847,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: Unit

Account - Buxton | P: 03 9598 8222