

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

228a Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,800,000 & \$1,880,000

Median sale price

Median price \$1,410,000 Property Type Townhouse Suburb Black Rock

Period - From 05/03/2025 to 04/03/2026 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	206 Beach Rd BLACK ROCK 3193	\$1,975,000	13/12/2025
2			
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: 05/03/2026 16:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,880,000
Median Townhouse Price
05/03/2025 - 04/03/2026: \$1,410,000

Comparable Properties



206 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,975,000
Method: Private Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 410 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.