

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 3/17 Potter Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,180,000 & \$2,300,000

Median sale price

Median price \$2,280,000 Property Type House Suburb Black Rock

Period - From 03/03/2025 to 02/03/2026 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	2/25 Sims St SANDRINGHAM 3191	\$2,350,000	11/02/2026
2	17a Iona St BLACK ROCK 3193	\$2,310,000	09/10/2025
3	11B Middleton St BLACK ROCK 3193	\$2,230,000	18/08/2025

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: 03/03/2026 14:22



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$2,180,000 - \$2,300,000
Median House Price
03/03/2025 - 02/03/2026: \$2,280,000

Comparable Properties



2/25 Sims St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,350,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment
Land Size: 298 sqm approx



17a Iona St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 1

Price: \$2,310,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: Townhouse (Res)
Land Size: 290 sqm approx



11B Middleton St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$2,230,000
Method: Sold Before Auction
Date: 18/08/2025
Property Type: Townhouse (Res)

Account - Hodges