

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

9 Fifth Street, Black Rock VIC 3193

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$2,280,000

Property Type

House

Suburb

Black Rock

Period - From

13/04/2025

to

11/10/2025

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 59A Arkaringa Crescent Black Rock VIC 3193 | \$3,125,000 | 08/07/2025 |
| 22 Reserve Road Beaumaris VIC 3193 | \$2,975,000 | 02/08/2025 |
| | | |

This Statement of Information was prepared on:

13/10/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.