

# 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

43 Stanley Street, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,350,000 & \$3,550,000

### Median sale price

Median price \$2,487,500 Property Type House Suburb Black Rock

Period - From 01/10/2025 to 31/12/2025 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	43 Potter St BLACK ROCK 3193	\$3,350,000	15/11/2025
2	84 Victoria St SANDRINGHAM 3191	\$3,550,000	24/10/2025
3	126 Dalgetty Rd BEAUMARIS 3193	\$3,350,000	11/10/2025

**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:

26/02/2026 10:03

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**Indicative Selling Price**

\$3,350,000 - \$3,550,000

**Median House Price**

December quarter 2025: \$2,487,500



5 3 4

**Property Type:** House

## Comparable Properties



**43 Potter St BLACK ROCK 3193 (REI/VG)**

Agent Comments

4 4 2

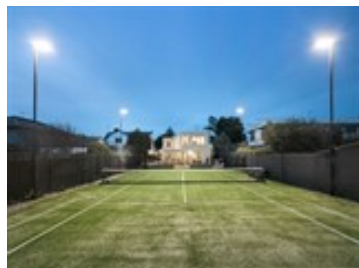
**Price:** \$3,350,000

**Method:** Sold Before Auction

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 819 sqm approx



**84 Victoria St SANDRINGHAM 3191 (REI/VG)**

Agent Comments

4 3 4

**Price:** \$3,550,000

**Method:** Private Sale

**Date:** 24/10/2025

**Property Type:** House

**Land Size:** 1137 sqm approx



**126 Dalgetty Rd BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 4 4

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 11/10/2025

**Property Type:** House

**Land Size:** 721 sqm approx

Account - Jellis Craig | P: 03 9194 1200