

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

3/7 Love Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$949,000 Property Type Unit 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	1/97 Bay Rd SANDRINGHAM 3191	\$945,000	18/01/2026
2	4/200 Bluff Rd SANDRINGHAM 3191	\$935,000	03/01/2026
3	16 Hunter Av BLACK ROCK 3193	\$949,000	15/12/2025

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 10:39

Nick Sinclair
9194 1200

0422 217 788

nicksinclair@jelliscraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$949,000



 2  1  2

Property Type: Unit

Comparable Properties



1/97 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

 2  1  3

Price: \$945,000

Method: Private Sale

Date: 18/01/2026

Property Type: House (Res)



4/200 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

 2  1  1

Price: \$935,000

Method: Private Sale

Date: 03/01/2026

Property Type: Unit



16 Hunter Av BLACK ROCK 3193 (REI/VG)

Agent Comments

 2  1  1

Price: \$949,000

Method: Private Sale

Date: 15/12/2025

Property Type: Villa

Land Size: 229 sqm approx

Account - Jellis Craig | P: 03 9194 1200