

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

3/316 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,600,000 & \$1,690,000

Median sale price

Median price \$1,415,000 Property Type Townhouse Suburb Black Rock

Period - From 26/02/2025 to 25/02/2026 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.

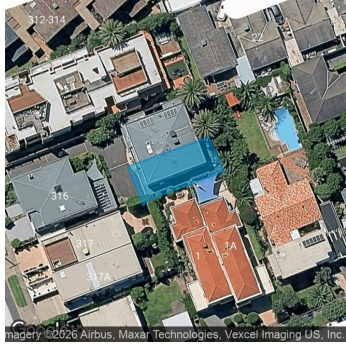
	Address of comparable property	Price	Date of sale
1	1/18 First St BLACK ROCK 3193	\$1,750,000	10/10/2025
2	2/27 Ardoyne St BLACK ROCK 3193	\$1,710,000	04/10/2025
3	11 Anita St BEAUMARIS 3193	\$1,660,000	09/09/2025

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 09:59



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,690,000
Median Townhouse Price
26/02/2025 - 25/02/2026: \$1,415,000

Comparable Properties



1/18 First St BLACK ROCK 3193 (VG)

Agent Comments



Price: \$1,750,000
Method: Sale
Date: 10/10/2025
Property Type: Flat/Unit/Apartment (Res)



2/27 Ardoyne St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 461 sqm approx



11 Anita St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 292 sqm approx

Account - Buxton | P: 03 9598 8222