

# 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

5/22a Bluff Road, 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)

Single price \$795,000

### 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	1/100 Bluff Rd BLACK ROCK 3193	\$805,000	17/02/2026
2	5/82-84 Bluff Rd BLACK ROCK 3193	\$745,000	01/12/2025
3	3/1 Karrakatta St BLACK ROCK 3193	\$805,000	25/10/2025

**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:

25/02/2026 15:41



2   1   1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$795,000  
**Median Unit Price**  
December quarter 2025: \$949,000

## Comparable Properties



**1/100 Bluff Rd BLACK ROCK 3193 (REI)**

**Agent Comments**

2   1   1

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 17/02/2026  
**Property Type:** Apartment



**5/82-84 Bluff Rd BLACK ROCK 3193 (REI)**

**Agent Comments**

2   1   1

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** Unit



**3/1 Karrakatta St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit