

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

207 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,690,000 & \$1,790,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock

Period - From 01/01/2025 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	206 Beach Rd BLACK ROCK 3193	\$1,975,000	13/12/2025
2	172 Bluff Rd BLACK ROCK 3193	\$1,700,000	05/12/2025
3	20 Iluka St BLACK ROCK 3193	\$1,870,000	13/09/2025

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:

25/02/2026 14:25

Mandy Engelhardt
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Indicative Selling Price
\$1,690,000 - \$1,790,000

Median House Price
Year ending December 2025: \$2,400,000



3 2 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 413m2 sqm approx

Agent Comments

Bay views. Corner block.

Comparable Properties



206 Beach Rd BLACK ROCK 3193 (REI)

[Agent Comments](#)

3 2 4

Price: \$1,975,000

Method: Private Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 410 sqm approx



172 Bluff Rd BLACK ROCK 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 600 sqm approx



20 Iluka St BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

3 3 3

Price: \$1,870,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840