

# 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

6 Mcgregor Avenue, 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

\$2,800,000

&

\$3,000,000

### Median sale price

Median price

\$2,404,000

Property Type

House

Suburb

Black Rock

Period - From

17/08/2025

to

15/02/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Wellington Avenue Beaumaris VIC 3193	\$3,100,000	09/02/2026
3 Reid Street Beaumaris VIC 3193	\$2,900,000	27/10/2025
69 Fourth Street Beaumaris VIC 3193	\$2,910,000	30/09/2025

This Statement of Information was prepared on:

17/02/2026