

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

195 BEACH ROAD BLACK ROCK VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,200,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,404,000

Property type

House

Suburb

Black Rock

Period-from

01 Feb 2025

to

31 Jan 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

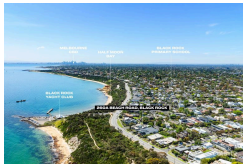
Date of sale

260A BEACH ROAD BLACK ROCK VIC 3193	\$3,650,000	21-Oct-25
43 POTTER STREET BLACK ROCK VIC 3193	\$3,350,000	15-Nov-25
81 VINCENT STREET SANDRINGHAM VIC 3191	\$3,350,000	13-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 18 February 2026



**260A BEACH ROAD BLACK ROCK
VIC 3193**

4 2 2

Sold Price ^{RS} **\$3,650,000** ^{UN} Sold Date **21-Oct-25**

Distance **0.98km**



**43 POTTER STREET BLACK ROCK
VIC 3193**

1 4 2

Sold Price **\$3,350,000** Sold Date **15-Nov-25**

Distance **0.51km**



**81 VINCENT STREET
SANDRINGHAM VIC 3191**

4 3 2

Sold Price Sold Date **13-Sep-25**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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