

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 521 Balcombe Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,410,000 Property Type Townhouse Suburb Black Rock

Period - From 17/02/2025 to 16/02/2026 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	66 Spring St SANDRINGHAM 3191	\$1,704,000	07/02/2026
2	36 Reid St BEAUMARIS 3193	\$1,670,000	23/12/2025
3	23 Cheltenham Rd BLACK ROCK 3193	\$1,560,000	22/11/2025

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: 17/02/2026 11:06



Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



66 Spring St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,704,000

Method: Sold Before Auction

Date: 07/02/2026

Property Type: House



36 Reid St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 23/12/2025

Property Type: Townhouse (Single)

Land Size: 304 sqm approx



23 Cheltenham Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,560,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)