

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

3/57 BLUFF 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

Unit

Suburb

Black Rock

Period-from

01 Jan 2025

to

31 Dec 2025

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

7/4 KARRAKATTA STREET BLACK ROCK VIC 3193	\$950,000	20-Nov-25
16 HUNTER AVENUE BLACK ROCK VIC 3193	\$949,000	15-Dec-25
1/175 BLUFF ROAD BLACK ROCK VIC 3193	\$920,000	20-Dec-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: 23 January 2026


7/4 KARRAKATTA STREET BLACK ROCK VIC 3193

 Sold Price **\$950,000** Sold Date **20-Nov-25**
 2  1  1

 Distance **0.32km**

16 HUNTER AVENUE BLACK ROCK VIC 3193

 Sold Price **\$949,000** Sold Date **15-Dec-25**
 2  1  1

 Distance **0.78km**

1/175 BLUFF ROAD BLACK ROCK VIC 3193

 Sold Price ^{RS} **\$920,000** Sold Date **20-Dec-25**
 2  1  1

 Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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