

## 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

7/1 KARRAKATTA STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,500

Property type

Unit

Suburb

Black Rock

Period-from

01 Dec 2024

to

30 Nov 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

3/1 KARRAKATTA STREET BLACK ROCK VIC 3193	\$805,000	25-Oct-25
5/82-84 BLUFF ROAD BLACK ROCK VIC 3193	\$745,000	01-Dec-25
8/22A BLUFF ROAD BLACK ROCK VIC 3193	\$700,000	28-Aug-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: 22 December 2025


**3/1 KARRAKATTA STREET BLACK  
ROCK VIC 3193**
 2   
  1   
  2

Sold Price

**\$805,000**

Sold Date

**25-Oct-25**

Distance

**0km**

**5/82-84 BLUFF ROAD BLACK  
ROCK VIC 3193**
 2   
  1   
  1

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**01-Dec-25**

Distance

**0.37km**

**8/22A BLUFF ROAD BLACK ROCK  
VIC 3193**
 2   
  -   
  -

Sold Price

**\$700,000**

Sold Date

**28-Aug-25**

Distance

**0.09km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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