

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 268 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$6,250,000 & \$6,550,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	4 Gordon Cr BLACK ROCK 3193	\$6,450,000	22/10/2025
2			
3			

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.~~

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Property Type: House

Agent Comments

Indicative Selling Price

\$6,250,000 - \$6,550,000

Median House Price

Year ending December 2025: \$2,400,000

Comparable Properties



4 Gordon Cr BLACK ROCK 3193 (REI)

Agent Comments

 5  5  5

Price: \$6,450,000

Method: Private Sale

Date: 22/10/2025

Property Type: House

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. 268 Beach Road, Black Rock is architecturally designed, with 6m soaring voids with luxurious finishes and fixtures throughout and a rooftop terrace with 360 views. The only direct comparable sale is 4 Gordon Cres, Black Rock which sold on 22/10/2025 for \$6,450,000. This property is also architecturally designed with high spec fixtures and finishes