

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

1/91a Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,487,500 Property Type House Suburb Black Rock

Period - From 01/10/2025 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	58 Sandringham Rd SANDRINGHAM 3191	\$1,670,000	29/11/2025
2	2/27 Ardoyne St BLACK ROCK 3193	\$1,710,000	04/10/2025
3	1a Green Pde SANDRINGHAM 3191	\$1,682,888	29/08/2025

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:

23/01/2026 15:10

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$2,487,500



4 3 2

Property Type:

Agent Comments

Comparable Properties



58 Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Sold Before Auction

Date: 29/11/2025

Property Type: House (Res)



2/27 Ardoyne St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,710,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)

Land Size: 461 sqm approx



1a Green Pde SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$1,682,888

Method: Private Sale

Date: 29/08/2025

Property Type: Townhouse (Res)

Land Size: 387 sqm approx

Account - Jellis Craig | P: 03 9194 1200