

# 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

6/114 Bluff Road, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,880,000

Property Type Townhouse

Suburb Black Rock

Period - From 29/04/2024

to

28/04/2025

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	5/184 Beach Rd SANDRINGHAM 3191	\$1,200,000	05/04/2025
2	24 Iluka St BLACK ROCK 3193	\$1,175,000	17/12/2024
3	2/10 Reno Rd SANDRINGHAM 3191	\$1,300,000	27/11/2024

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:

29/04/2025 09:52



3   2   2

Property Type: Villa Unit  
Agent Comments

Indicative Selling Price  
\$1,100,000 - \$1,200,000  
Median Townhouse Price  
29/04/2024 - 28/04/2025: \$1,880,000

## Comparable Properties



5/184 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

3   2   2

Price: \$1,200,000  
Method: Private Sale  
Date: 05/04/2025  
Property Type: Unit



24 Iluka St BLACK ROCK 3193 (VG)

Agent Comments

3   -   -

Price: \$1,175,000  
Method: Sale  
Date: 17/12/2024  
Property Type: Flat/Unit/Apartment (Res)



2/10 Reno Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3   2   2

Price: \$1,300,000  
Method: Private Sale  
Date: 27/11/2024  
Property Type: Townhouse (Res)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840