

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 2 31 Seaview Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Black Rock

Period - From 01/01/2024 to 31/12/2024 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	1/13 Red Bluff St BLACK ROCK 3193	\$1,925,000	17/01/2025
2	12/19-21 Cheltenham Rd BLACK ROCK 3193	\$1,700,000	20/12/2024
3	52 Bayview Cr BLACK ROCK 3193	\$1,823,000	16/10/2024

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.~~

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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median Unit Price

Year ending December 2024: \$1,270,000



3 2.5 2

Property Type: Unit

Agent Comments

Comparable Properties



1/13 Red Bluff St BLACK ROCK 3193 (REI)

Agent Comments

3 3 2

Price: \$1,925,000

Method: Private Sale

Date: 17/01/2025

Property Type: Townhouse (Single)



12/19-21 Cheltenham Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 20/12/2024

Property Type: Townhouse (Res)



52 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

3 1 2

Price: \$1,823,000

Method: Private Sale

Date: 16/10/2024

Property Type: House

Land Size: 600 sqm approx

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