Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	206 Beach Road, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,900,000	&	\$2,090,000
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Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Black Rock
Period - From	01/07/2025	to	30/09/2025		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

	aress of comparable property	1 1100	Date of Sale
1	10 Smeed St BLACK ROCK 3193	\$2,050,000	20/09/2025
2	9 Stevens Pde BLACK ROCK 3193	\$2,050,000	27/06/2025
3	12 Francis St SANDRINGHAM 3191	\$1,955,000	20/06/2025

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:	11/11/2025 14:58



Date of sale

JellisCraig

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price September quarter 2025: \$2,150,000





Property Type: House Agent Comments

Comparable Properties



10 Smeed St BLACK ROCK 3193 (REI)

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Price: \$2,050,000 **Method:** Auction Sale **Date:** 20/09/2025

Property Type: House (Res) **Land Size:** 525 sqm approx

Agent Comments



9 Stevens Pde BLACK ROCK 3193 (REI/VG)

3





2

Agent Comments

Price: \$2,050,000 **Method:** Private Sale **Date:** 27/06/2025

Property Type: House (Res) Land Size: 583 sqm approx

12 Francis St SANDRINGHAM 3191 (REI/VG)

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2



2



Agent Comments



Price: \$1,955,000

Method: Sold Before Auction

Date: 20/06/2025

Property Type: House (Res) Land Size: 338 sqm approx

Account - Jellis Craig | P: 03 9194 1200



