

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

206 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,150,000

Property 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	Price	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

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3 2 4

Property Type: House
Agent Comments

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

Comparable Properties



10 Smeed St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$2,050,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 525 sqm approx



9 Stevens Pde BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

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)

Agent Comments

3 2 1

Price: \$1,955,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: House (Res)
Land Size: 338 sqm approx