

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

25 Sturdee Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$2,401,500

Property Type House

Suburb Black Rock

Period - From 22/10/2024

to

21/10/2025

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	15 St Andrews Ct BLACK ROCK 3193	\$2,505,000	13/09/2025
2	31 Fourth St BLACK ROCK 3193	\$2,100,000	23/08/2025
3	39 Red Bluff St BLACK ROCK 3193	\$2,405,000	24/05/2025

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:

22/10/2025 17:13

25 Sturdee Road, Black Rock Vic 3193

ATRIA
REAL ESTATE

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

22/10/2024 - 21/10/2025: \$2,401,500



 4  2 

Rooms: 7

Property Type: House

Land Size: 578 sqm approx

Agent Comments

Comparable Properties



15 St Andrews Ct BLACK ROCK 3193 (REI)

Agent Comments

 5  2  3

Price: \$2,505,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House



31 Fourth St BLACK ROCK 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,100,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 570 sqm approx



39 Red Bluff St BLACK ROCK 3193 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,405,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Atria Real Estate



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